



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

January 28, 2020, 5:30 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

5:30 P.M. - EAGLE MOUNTAIN CITY PLANNING COMMISSION WORK SESSION

1. DISCUSSION ITEMS

- 1.A. [Utah State Code - Title 10 - Training](#)
Utah Municipal Code Chapter 9a Municipal Land Use Development and Management Act.
- 1.B. [Eagle Mountain City Code - Training](#)
Discussion of Title 16 Subdivisions and Title 17 Zoning.
- 1.C. [Eagle Mountain City Code - Concept Plans - Training](#)
Discussion on chapter 16.15.040 concept plans. Discussion on chapter 16.15.050 review of concept plans.

6:00 P.M. - EAGLE MOUNTAIN CITY PLANNING COMMISSION POLICY SESSION

2. PLEDGE OF ALLEGIANCE

3. DECLARATION OF CONFLICTS OF INTEREST

4. APPROVAL OF MEETING MINUTES

- 4.A. [January 14, 2020 Minutes](#)
Regular Planning Commission Meeting
[Planning Commission Minutes 01.14.2020 -- DRAFT](#)

5. STATUS REPORT

THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS.

In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodation for participation in all Public Meetings and Work Sessions. Please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6610. This meeting may be held telephonically to allow a member of the public body to participate. This agenda is subject to change with a minimum 24-hour notice.

6. **ACTION AND ADVISORY ITEMS**

- 6.A. [Marketplace at Eagle Mountain Town Center - Master Site Plan and Preliminary Plat - Public Hearing](#)
A proposal for a commercial project on the Northwest corner of Eagle Mountain Blvd and Pony Express Pkwy. The development will include a variety of retail and commercial services.
(EMMC 17.100.040)
[Master Site Plan & Civil Plans](#)
[Proposed Building Elevations](#)
[ArchWoodSiding](#)
[CementBoardSiding](#)
[Proposed Combined Signs](#)
[Traffic Demand Model & Letter](#)
[Delayed Submittal Letter](#)
- 6.B. [SiverLake South 21 & 24 - Site Plan - Public Hearing.](#)
This is a site plan for townhomes and single-family cluster homes in the SiverLake South development. (EMMC 17.100.050).
[SilverLake Plats 21 & 24](#)
[Landscape 21 & 24.pdf](#)
[Townhouse Rendering 1](#)
[Townhouse Rendering 2](#)
[Setback PGC homes.pdf](#)
[Townhome setbacks.pdf](#)
[Silverlake Amended MDA.pdf](#)
- 6.C. [Holiday Oil Sunset Drive - Conditional Use Permit - Public Hearing](#)
The Planning Commission previously reviewed and recommended approval for the Holiday Oil site plan and preliminary plat on Sunset Dr. The property is zoned commercial but a convenience store and automobile gas/service station is required to have a conditional use permit. This application is for the Conditional Use Permit (EMMC 17.95.030). This item is scheduled to go to the City Council for review of the preliminary plat and site plan on February 4th.
[Site Plan.pdf](#)
[Holiday Oil Overlay - Sunset Drive.jpg](#)
[Landscape Plan.pdf](#)
[Elevations.pdf](#)
- 6.D. [JJ Ranches - Preliminary Plat - Public Hearing](#)
This is a preliminary plat creating two large lots in the pole canyon area. The property owner has an agreement with the developers of the pole canyon development. This is to create two lots that the applicant and a family member can build homes on. (EMMC 16.20.030)
[Preliminary Plat .pdf](#)

- 6.E. [City Sign - Rezone - Public Hearing](#)
This is a rezone of a small piece of property (approx. 2,600 sq ft) in the Ranches golf course to the Commercial Zone, located just northeast of the Direct Communications Building and just off SR 73 (Cory Wride Hwy) (EMMC 17.090.030).
[Eagle Mountain City Rezone Support Letter January 2020.pdf](#)
[City Sign Rezone Map](#)
- 6.F. [2020 Meeting Schedule - Amendment to the meeting schedule.](#)
This is an amendment to the starting time of the Planning Commission work session (5:30 p.m.) and policy session (6:30 p.m.).
[2020 Planning Commission Meeting Schedule.docx](#)
- 6.G. [Amend Eagle Mountain City Planning Commission Rules of Order and Procedure.](#)
Amending Title II Section C; Title VII Section B; Title I Section C Part 7. (EMMC 17.15.030(B)).
[Planning Commission Rules of Order and Procedure - 2020 revision 1.pdf](#)

7. **DISCUSSION ITEMS**

8. **NEXT SCHEDULED MEETING**

9. **ADJOURNMENT**

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **24th day of January, 2020**, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 28, 2020**

TITLE:	Utah State Code - Title 10 - Training
ITEM TYPE:	Discussion
APPLICANT:	Planning Commission

ACTION ITEM:

No

PUBLIC HEARING:

No

REQUIRED FINDINGS:

BACKGROUND:

ITEMS FOR CONSIDERATION:

RECOMMENDATION:

PREPARED BY:

Michael Hadley,
Planning

Attachments:



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 28, 2020**

TITLE:	Eagle Mountain City Code - Training
ITEM TYPE:	Discussion
APPLICANT:	Planning Commission

ACTION ITEM:

No

PUBLIC HEARING:

No

REQUIRED FINDINGS:

BACKGROUND:

ITEMS FOR CONSIDERATION:

RECOMMENDATION:

PREPARED BY:

Michael Hadley,
Planning

Attachments:



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 28, 2020**

TITLE:	Eagle Mountain City Code - Concept Plans - Training
ITEM TYPE:	Discussion
APPLICANT:	Planning Commission

ACTION ITEM:

No

PUBLIC HEARING:

No

REQUIRED FINDINGS:

BACKGROUND:

ITEMS FOR CONSIDERATION:

RECOMMENDATION:

PREPARED BY:

Michael Hadley,
Planning

Attachments:



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 28, 2020**

TITLE:	January 14, 2020 Minutes		
ITEM TYPE:	Minutes		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

REQUIRED FINDINGS:

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

PREPARED BY:

Lianne Pengra,
Recorder's Office

RECOMMENDATION:

BACKGROUND:

Attachments:

[Planning Commission Minutes 01.14.2020 -- DRAFT](#)



EAGLE MOUNTAIN City Planning Commission MEETING MINUTES

January 14, 2020, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

5:30 P.M. – Eagle Mountain City Planning Commission Work Session

COMMISSION MEMBERS PRESENT: Matthew Everett, Rich Wood, and Brett Wright.

ELECTED OFFICIALS PRESENT: City Councilmembers Donna Burnham and Melissa Clark.

CITY STAFF PRESENT: Steve Mumford, Community Development Director; Michael Hadley, Planning Manager; Jessa Porter, Planner; and Lianne Pengra, Deputy Recorder.

Commissioner Everett called the meeting to order at 5:46 p.m.

1. Discussion Items

1.A. Planning Commission Guidelines.

The Planning Commissioners discussed the proposed Planning Commission Guidelines and requested the following changes:

- The duties of the Secretary will be completed by City staff, not the Recorder's Office; the Secretary may complete other duties, as necessary.
- The language regarding the Temporary Chair position be changed to designate, versus appoint.
- Field trips be removed from the agenda template.
- Work sessions shall begin at 5:30 p.m. and policy sessions shall begin at 6:30 p.m.
- Item 8 Section B Number 1 be changed to: A motion has been made by a member of the Planning Commission, add number 2: The motion has been seconded, and add number 3: A majority vote of all Planning Commissioners is required for the motion to pass.

6:00 P.M. – Eagle Mountain City Planning Commission Policy Session

Commissioner Everett called the meeting to order at 6:17 p.m.

2. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

4.A. November 12, 2019 Minutes

MOTION: *Commissioner Wood moved to approve the November 12, 2019 Planning Commission meeting minutes. Commissioner Wright seconded the motion. Those voting aye: Matthew Everett, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.*

4.B. December 10, 2019 Meeting Minutes

MOTION: *Commissioner Wood moved to approve the December 10, 2019 Planning Commission meeting minutes. Commissioner Wright seconded the motion. Those voting aye: Matthew Everett, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.*

5. Status Report

Mr. Mumford explained the City Council will likely appoint two Planning Commission members at the January 21, 2020 meeting.

6. Action and Advisory Items

6.A. Election of a Planning Chairman and Vice Chairman for the Planning Commission.

MOTION: *Commissioner Everett moved to appoint Rich Wood as the Planning Commission Chairman for 2020. Commissioner Wright seconded the motion. Those voting aye: Matthew Everett, Brett Wright, and Rich Wood. The motion passed with a unanimous vote*

MOTION: *Commissioner Wood moved to appoint Brett Wright as the Planning Commission Vice Chairman for 2020. Commissioner Everett seconded the motion. Those voting aye: Matthew Everett, Brett Wright, and Rich Wood. The motion passed with a unanimous vote*

6.B. MOTION – Approval of Eagle Mountain City Planning Commission Rules of Order and Procedure.

Commissioner Everett explained the Commissioners have compiled this document to offer guidance to the Planning Commission regarding conducting meetings and functioning as a Commission. This draft is a good starting point and will be amended as necessary.

Commissioner Wood stated Eagle Mountain Municipal Code 17.15.030 Section D offers direction to the Commission regarding bylaws and procedures. He stated the Planning Commission did not have bylaws; therefore, Commissioners Everett, Wood and Wright drafted this document to align with Municipal Code.

Commissioner Wright said the document solidifies procedures of the Planning Commission and helps the Commission's efficiency.

MOTION: *Commissioner Wright moved to approve adopt the Eagle Mountain City Planning Commission Rules of Order and Procedure, with the changes discussed during the work session. Commissioner Everett seconded the motion. Those voting aye: Matthew Everett, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.*

7. Discussion Items

Commissioners Everett and Wood thanked Councilmembers Donna Burnham and Melissa Clark for their guidance to the Planning Commission as liaisons.

8. Next scheduled meeting

The next scheduled meeting is January 28, 2020.

9. Adjournment

MOTION: *Commissioner Wright moved to adjourn the meeting at 6:34 p.m. Commissioner Everett seconded the motion. Those voting aye: Matthew Everett, Brett Wright, and Rich Wood. The motion passed with a unanimous vote*

The meeting was adjourned at 6:34 p.m.

Approved by the Planning Commission on January 28, 2020.

Steve Mumford
Community Development Director



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 28, 2020**

TITLE:	Marketplace at Eagle Mountain Town Center - Master Site Plan and Preliminary Plat - Public Hearing
ITEM TYPE:	Master Site Plan
APPLICANT:	Bill Gaskill (Amsource)

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

REQUIRED FINDINGS:

A recommendation of approval may be made if the project complies with all city code requirements for master site plans and preliminary plats, as detailed in this report. A recommendation of denial must be based upon findings of facts indicating how the project is not complying with specific sections of the city code. A project may be tabled with specific direction to give an applicant time to fully comply with code requirements.

PREPARED BY:

Steve Mumford,
Planning

BACKGROUND:

This is an applicant-proposed commercial project on approximately 39 acres located northwest of the large roundabout at Eagle Mountain Boulevard and Pony Express Parkway. This project includes a grocery store and approximately 16 retail or office pad sites, as well as five acres of future commercial area. The plan also shows future townhouses behind the commercial uses and a row of single-family lots to the south of the Eagle Park neighborhood for informational/discussion purposes only. The applicant understands that development of these residential uses would require a rezone application, site plan application, and preliminary plat application. If you have concerns or comments about the residential uses or layouts, feel free to provide feedback to the applicant.

Section 17.100.040 of the City Code requires a master site plan to be approved by the City Council when development proposals are larger than five acres in size and proposed to be developed in phases or sold in separate parcels.

The applicant has requested that this application also serve as a preliminary plat. Section 17.100.040(D) allows the master site plan to serve as a preliminary plat if it complies with the following criteria:

(1) A preliminary arrangement of larger blocks of land - later to be subdivided during the final plat process - is included.

- The application complies with this requirement.

(2) All required utilities, storm drainage, landscaping, access and circulation requirements, and other aspects of the eventually built-out project are addressed sufficiently with the master site plan.

- The application complies with all aspects of this requirement except for landscaping. The applicant has submitted a letter indicating that the landscaping design will be completed with each individual site plan.

(3) The City is not responsible if, over time, the project is unable to service a possible user due to undersized utilities, roadways, or other infrastructure. If upgrades to such facilities are necessary, they will be borne solely by the applicant.

ITEMS FOR CONSIDERATION:

Zoning:

The following land uses in this application are permitted in the Commercial Zone:

- Shopping centers that include grocery stores, general retail services in multi-unit buildings
- Restaurants and banks (without drive-through service facilities)
- Office buildings including medical, dental or professional offices

Conditional uses such as restaurants and banks with drive-through service facilities and other uses will require a conditional use permit along with the individual site plan application.

Residential development would require a rezone application, as well as preliminary plat and site plan applications.

Streetlights / Lighting:

The plans include streetlights located along Eagle Mountain Boulevard and Pony Express Parkway in compliance with the code-required spacing (EMMC 15.10.390). Streetlights will also be required at the roundabout and along Raven Way (when that road is improved) in compliance with EMMC 15.10.390. Lighting plans, specs, and calculations will be required along with each individual site plan and shall be in compliance with EMMC 17.56 Outdoor Lighting, including full cut-off fixtures and less than 100000 lumens per acre.

Open Space / Landscaping:

Each individual site plan that is submitted will be required to include detailed landscape plans for approval. This master site plan should include a landscape plan for the rights-of-way along Eagle Mountain Boulevard, Pony Express Parkway, and Raven Way, as well as the trail area between this project and the Autumn Ridge neighborhood. This would ensure consistency in these areas.

Architecture:

All commercial buildings will have to comply with EMMC 17.72 Commercial And Multifamily Design Standards. It appears that the master site plan generally complies with EMMC 17.72.030(B), by placing most parking to the rear or side of buildings and placing pad site buildings along the street edge. It would be ideal for the corner pad site (F) to have corner emphasis similar to the "Appropriate" example in that code section.

The applicant has submitted a colored building elevation for one of the pad buildings, along with a floor plan. Since each building will be coming back with a site plan application that includes specific building elevations, this example elevation should be reviewed as to the materials and other design elements. The applicant is wanting a fairly simple, clean, modern look that includes brick, wood lap board/paneling, cement board panels, and EIFS (Stucco). Generally they would design the pad site buildings to be similar in materials and style to the anchor grocery store building, but, as we understand it, some of the pad

buildings will be built prior to a site plan being submitted/approved for the grocery store.

Architectural Comments:

- The provided building elevation includes main entrances with awnings, consistent with EMMC 17.72.040(B).
- The building appears to contain multiple roof planes and heights, consistent with EMMC 17.72.040(C). The roof, however, is quite plain, and doesn't include decorative cornices or other roof projections, as recommended in that section.
- It is difficult to tell from the elevation if the building includes horizontal articulation/modulation (stepping portions of the facade), as required in EMMC 17.72.040(D).
- It also appears that the building doesn't comply with EMMC 17.72.040(E) Architectural Detailing, and should add some architectural details such as popouts, columns, decorative trim/moldings, ornamental cornices, etc.
- According to EMMC 17.72.040(F)(2), stucco may not be used on more than 50 percent of a building. Although it wasn't included in this proposed elevation, the applicant indicated that it would likely be used in the project.
- EMMC 17.72.040(G) recommends a wide palette of colors, excluding any neon, ultra-bright, or reflective colors. Buildings should not be restricted to using desert landscape colors, such as beige, tan, grays, browns, etc.

Parking:

EMMC 17.55.120(c) requires the following parking standards:

- Retail: Requires 1 parking stall per 300 sq ft of building gross floor area and a maximum of 1 stall per 200 sq ft.
 - Restaurants: Requires 1 stall per 250 sq ft of gross floor area.
 - Restaurants (Fast Food/Drive-Thru): Requires 1 stall per 125 sq ft of gross floor area.
 - Office and Professional: Requires 1 stall per 300 sq ft of gross floor area.
- This master site plan is just an example of how the buildings and parking may be situated, and actual building and parking layout will be approved with each individual site plan. Pad C, for example, includes 49 parking stalls, which is appropriate for Office, Restaurant, and Retail uses. A 45,000 sq ft grocery store would require 225 parking stalls. Sufficient parking has been shown for this use.

Access/Circulation:

- The project appears to be in compliance with the access requirements listed in EMMC 17.100.050(C). If deemed necessary, the City Engineer will require turn lanes and/or deceleration lanes from the main roads to the project. The plans already include left turn lanes on Pony Express Parkway, and will need to show the left turn lanes on Eagle Mountain Boulevard as well. These accesses onto Eagle Mountain Boulevard will require the developer to widen the road to create left turn lanes.

Preliminary Infrastructure/Utilities:

The City Engineer has reviewed the utility plans and will require any revisions prior to his final approval of plans.

Traffic Impact Mitigation:

The City Engineer has provided a letter (attached) which does not recommend a traffic impact study (EMMC 17.100.070(10)). A copy of the traffic demand model that the City commissioned in 2019 is also attached for informational purposes.

Signs:

- EMMC 17.80.060 and 17.80.070 include standards for monument signs. Developments that have multiple pads and are located in a commercial zone may be required to construct one combined monument sign structure per street frontage. These locations and general designs are to be reviewed by the Planning Commission during the site plan review. Combined monument signs are to be designed with colors and architecture that are compatible with the buildings that they identify. The developer shall ensure that the sign structure allows for as many building pads to be included as is reasonably possible. It is not a guaranteed right that all businesses will have sign space on the combined monument sign. Signs shall be designed similar to Figure 17.80.070(A) in the City Code. Significant variations require approval by the Planning Commission and City Council. Height and size requirements may not be exceeded.

The applicant has submitted sign elevations for the combined signs for a design review by the Planning Commission. The applicant understands that the proposed height and size of the signs will require a code amendment, and wanted to have a discussion with the Commission prior to submitting a code amendment application. The proposed signs were sized in order to provide space for as many building pads as possible, and to make sure they are large enough to be visible by drivers.

Development Agreement:

According to EMMC 17.100.080(B) a development agreement may be required (unless the City Attorney advises otherwise) that will specify improvement requirements and timing, especially for items such as street lights, ROW improvements, fencing, trails and open space improvements, etc. An agreement would be presented to the City Council for approval with this application.

RECOMMENDATION:

The Planning Commission has the option to recommend approval, approval with conditions, denial (based upon findings of facts), or may defer action (table) if specific additional information is required in order to comply with the City Code.

The Development Review Committee (DRC) recommends that the Planning Commission make a motion to recommend approval of the Marketplace at Eagle Mountain Town Center Master Site Plan and Preliminary Plat with the

following conditions of approval:

1. A development agreement shall be prepared to be approved by the City Council, detailing the improvement and timing of the ROW improvements (asphalt, curb and gutter, trail, landscaping, turn lanes, streetlights, etc.), the project trails and landscaping, and the fencing behind the commercial areas.
2. A landscaping plan shall be submitted for staff approval that details right-of-way landscaping and the trail area on the west side of the project.
3. The residential developments are not approved with this application. Label the residential developments as "possible future residential."
4. The building elevation shall be revised to comply with EMMC 17.72.040(C), (D), and (E), by adding additional architectural detailing and including additional horizontal articulation/modulation.
5. Applicants shall submit grading/drainage/erosion plans and lighting plans with each site plan application.
6. The combined monument sign design approval shall be delayed and return with a code amendment application. (add specific details of recommended changes)
7. As much as possible, buildings shall be located at or near the minimum front setback line, with pedestrian access leading to the primary entrance and landscaping between the building and the street.

Attachments:

Master Site Plan & Civil Plans

Proposed Building Elevations

ArchWoodSiding

CementBoardSiding

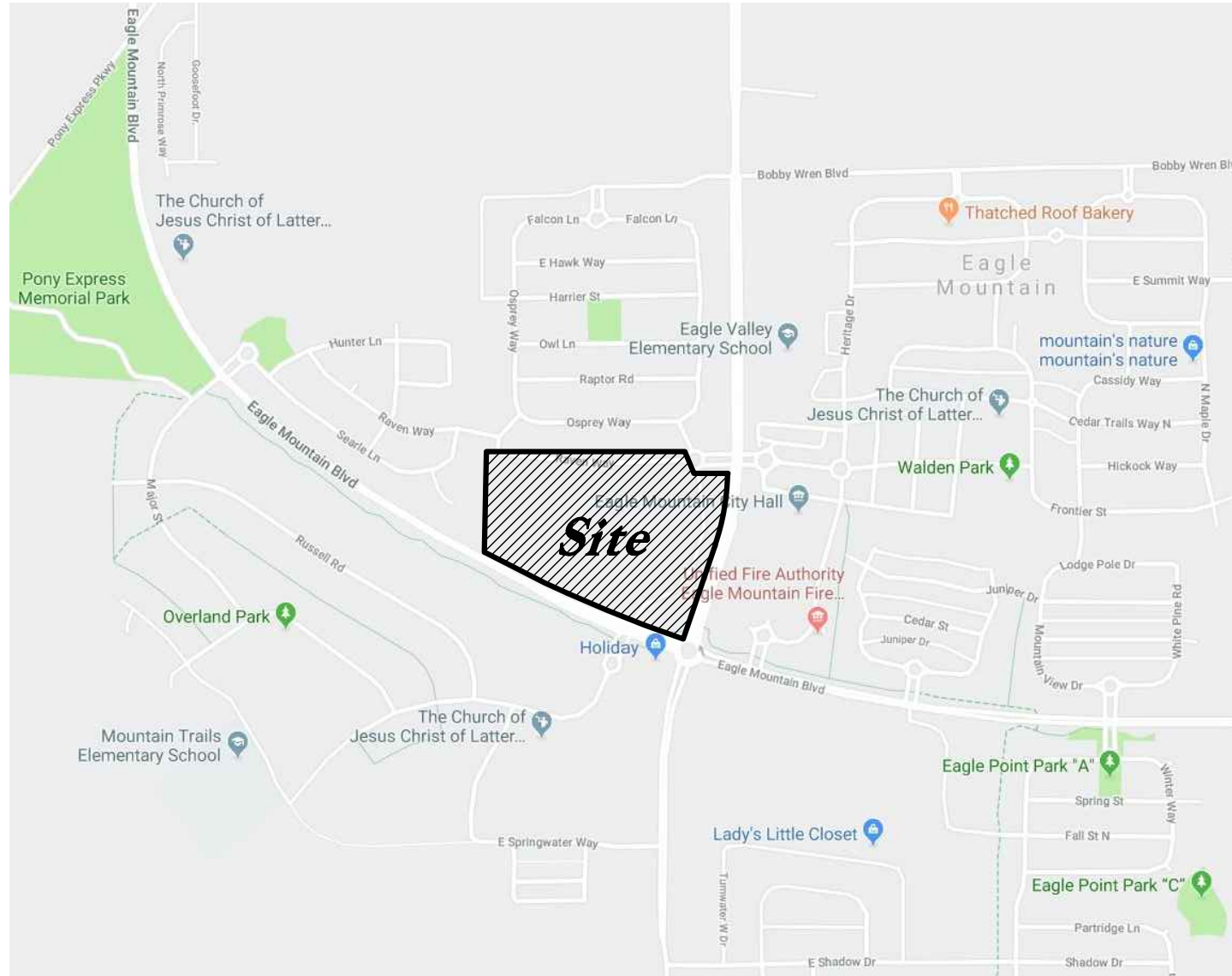
Proposed Combined Signs

Traffic Demand Model & Letter

Delayed Submittal Letter

Marketplace At Eagle Mountain Town Center

Eagle Mountain Boulevard & Pony Express Parkway
Eagle Mountain, Utah



Vicinity Map
Not to Scale

Civil Sheet Index

CV	Cover Sheet
	ALTA Survey
C1.0	Master Site Plan
C2.0	Context Plan
C3.0	Utility Plan
C4.0	Phasing Plan
C5.0	Signage Plan

Abbreviations

BCR	Begin Curb Return	PVC	Polyvinyl Chloride
BOL	Ballard	PVI	Point of Vertical Intersection
BRW	Finish Grade - Bottom of Retaining Wall	RCP	Reinforced Concrete Pipe
CATV	Cable Television Box	RD	Roof Drain
CB	Catch Basin	SB	Signal Box
CMP	Corrugated Metal Box	SD	Storm Drain
COB	Cleanout Box	SDMH	Storm Drain Manhole
COTG	Cleanout to Grade	SMH	Sewer Manhole
EA	Edge of Asphalt	SP	Signal Pole
EB	Electrical Box	SS	Sanitary Sewer
EC	End of Curve	SVZ	Sight Visibility Zone
ECR	End Curb Return	SW	Secondary Water
GB	Grade Break	TA	Top of Asphalt
GM	Gas Meter	TB	Telephone Box
HB	Hose Bib	TBC	Top Back of Curb
HP	High Point	TG	Top of Grate
I	Irrigation Line	TMH	Telephone Manhole
ICB	Irrigation Control Box	TP	Top of Concrete
Lip	Lip of Gutter	TRW	Finish Grade - Top of Retaining Wall
LP	Light Pole	TW	Top of Walk
MH	Manhole	VC	Vertical Curve
Mon	Monument	VPC	Vertical Point of Curve
PC	Point of Curvature	VPT	Vertical Point of Tangency
PCC	Point of Compound Curvature	WL	Waterline
PM	Power Meter	WP	Working Point
PP	Power Pole	WV	Water Valve
PT	Point of Tangency		

Legend

Proposed Curb & Gutter	Existing Improvements	Existing Asphalt
Proposed Open Face C & G	Existing Concrete	Existing Inlet Box
Proposed Asphalt	Existing Catch Basin	Existing Manhole
Proposed Concrete	Existing Fire Hydrant	Existing Water Valve
Proposed Truncated Domes	Existing Overhead Power Line	Existing Water
Proposed Inlet Box	Existing Water	Existing Secondary Water
Proposed Catch Basin	Existing Sewer	Existing Storm Drain
Proposed Manhole	Existing Gas	Existing Power
Proposed Transformer	Existing Power	Existing Telephone
Proposed Meter Box	Existing Telephone	Existing Fence
Proposed Water Meter	Existing Fence	Flowline
Proposed Combo Box	Flowline	Centerline
Proposed Fire Hydrant	Centerline	Existing Contour
Proposed Water Valve	Existing Contour	Existing Spot
Proposed Water Line	Existing Spot	Existing Light Pole
Proposed Sanitary Sewer	Existing Light Pole	Existing Street Light
Proposed Storm Drain	Existing Street Light	Existing Building
Proposed Conduit Line	Existing Building	Existing Telephone Box
Proposed Power Line	Existing Telephone Box	Existing Power Meter
Proposed Gas Line	Existing Power Meter	Existing Electrical Box
Proposed Secondary Water Line	Existing Electrical Box	Existing Electrical Cabinet
Proposed Roof Drain	Existing Electrical Cabinet	Existing Gas Meter
Proposed Fence	Existing Gas Meter	Existing Water Meter
Ridge line	Existing Water Meter	Existing Irrig. Control Box
Grade Break	Existing Irrig. Control Box	Existing Ballard
Proposed Contour	Existing Ballard	Existing Hose Bib
Direction of Drainage	Existing Hose Bib	Working Point
Proposed Spot	Working Point	Existing Deciduous Tree
ADA Accessible Route	Existing Deciduous Tree	Existing Coniferous Tree
Property Line	Existing Coniferous Tree	
Sawcut Line		
Proposed Light Pole		
Proposed Street Light		
Proposed Building		
Existing Power Pole		
Existing Power Pole w/ Guy		
Existing Utility Marker		
Existing Post		

Eagle Mountain City General Notes for construction drawings:

- SEWER**
- Pipe bedding: 3/4" gravel required 6" below, on the sides & 12" above the pipe (minimum).
 - Depth: Sewer main/laterals to maintain 4' of cover (minimum) from finished grade, 3' minimum from top of pipe at time of installation.
 - Separation: sewer mains & laterals to maintain 10' separation (minimum) from culinary water mains & laterals.
 - Sewer Y's: 3' minimum separation between sewer Y's.
 - Lateral stubs: A) stubs must 15' into property and be marked with 2x4 painted green. B) All laterals must be GIS (shot in) at the Y's and stubs. Also slopes (2% min. on 4" pipe) to be checked before backfill.
 - Manholes: manholes to be within 1' of finished grade. 12" of whirly gig form (max) and no flat rings allowed. 12" of 3/4" gravel required under manholes/boxes.

- WATER**
- Valves: 1. Valves must be flanged to tee's (fittings). 2. Valves 12" and larger to be butterfly valves.
 - Bedding: sand must meet AASHTO (A-3) gradation with 100% passing the #4 sieve. 6" below pipe on the sides & 12" above pipe (minimum).
 - Depth: water main & laterals must maintain 4' cover from finished grade (minimum), 3' minimum from top of pipe at time of installation. Max depth 72" from finished grade.
 - Services & fittings: services & fittings to maintain 3' minimum separation from pipe joints and other fittings.
 - Setters: all setters to be 21" tall (minimum), have unions at the base and be dual check model, also 3/4" setters to have double braces. Setters to be set at: 18" to 22" from the top of setter to top of lid.
 - Water can lid: all lids to say "Eagle Mountain" on them recessed with a hole for the ERT and to be set at level to 1" above the plane of the curb & sidewalk.
 - Water Can: the water can for 3/4" & 1" services will need to be a 36" tall minimum and 21" inside diameter. Water can for 1-1/2" to 2" service will need to follow APWA specification.
 - Hydrants: hydrants to be 5' bury (minimum).
 - Laterals: all laterals need to be GIS (shot in) at the corp. stop & setter, and also visual inspection on poly inserts before backfill. Water laterals to extend 15' into property and be marked with a 2x4 painted blue. All poly lines to have visual poly insert inspection.
 - Tracer wire: run tracer wire along main & extend up setters and hydrants, do not run up valve boxes.
 - Water fittings: all water fittings to be checked for thrust blocks (pre & post) and GIS (shot in) before backfill.
 - Vertical separation: water main to maintain 18" minimum separation from storm drain or other obstacles/utilities.
 - Water line fittings: all fittings to have mega lug followers.
 - Water Main Line: NO DEFLECTION or bending of pipe will be allowed in the water lines and bend fittings will be required. All fittings to be Mega-lug fittings.

- STORM DRAIN**
- Bedding: 3/4" gravel 6" below and on sides of pipe & 12" above pipe (minimum).
 - ADS: all ADS pipe to be "HP" brand.
 - Collars: collars to be 1'x1' around pipe, 4000 psi concrete, inspection is needed pre & post collar pour.
 - Manholes: manholes to be within 1' of finished grade. 12" of whirly gig form (max) and no flat rings allowed. 12" of 3/4" gravel required under manholes/boxes.

- ROAD SECTION**
- Proof rolls: proof roll required on all sections of road: i.e. sub-grade, sub-base, and curb base and road base. Curb stakes required for sub-grade inspection and string line required for sub-base and road base inspection.
 - UTBC: state spec. road base required for all roads, commercial base acceptable for the sidewalks & trails.
 - Collars: all collars to be 1' wide by 1' deep with a 6000 psi concrete with 1.5# fiber mesh per cubic yard (3/4" monofilament) required for all street collars. Manhole covers and water valve towers to be 1/2" down from asphalt edge and concrete to be 3/8" down from asphalt edge.

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801.521.8529 - AWEngineering.net

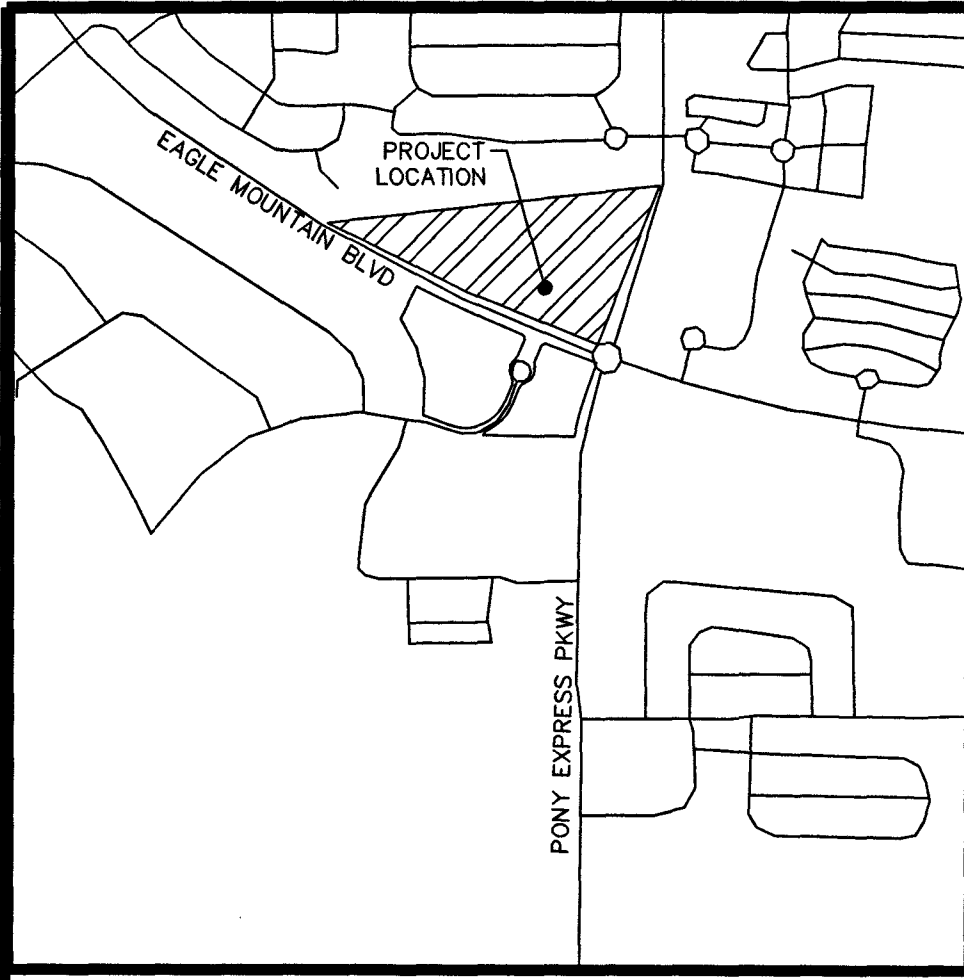
Cover Sheet
Marketplace at
Eagle Mountain Town Center
Eagle Mountain Boulevard & Pony Express Parkway
Eagle Mountain, Utah



23 Jan, 2020

SHEET NO.

CV



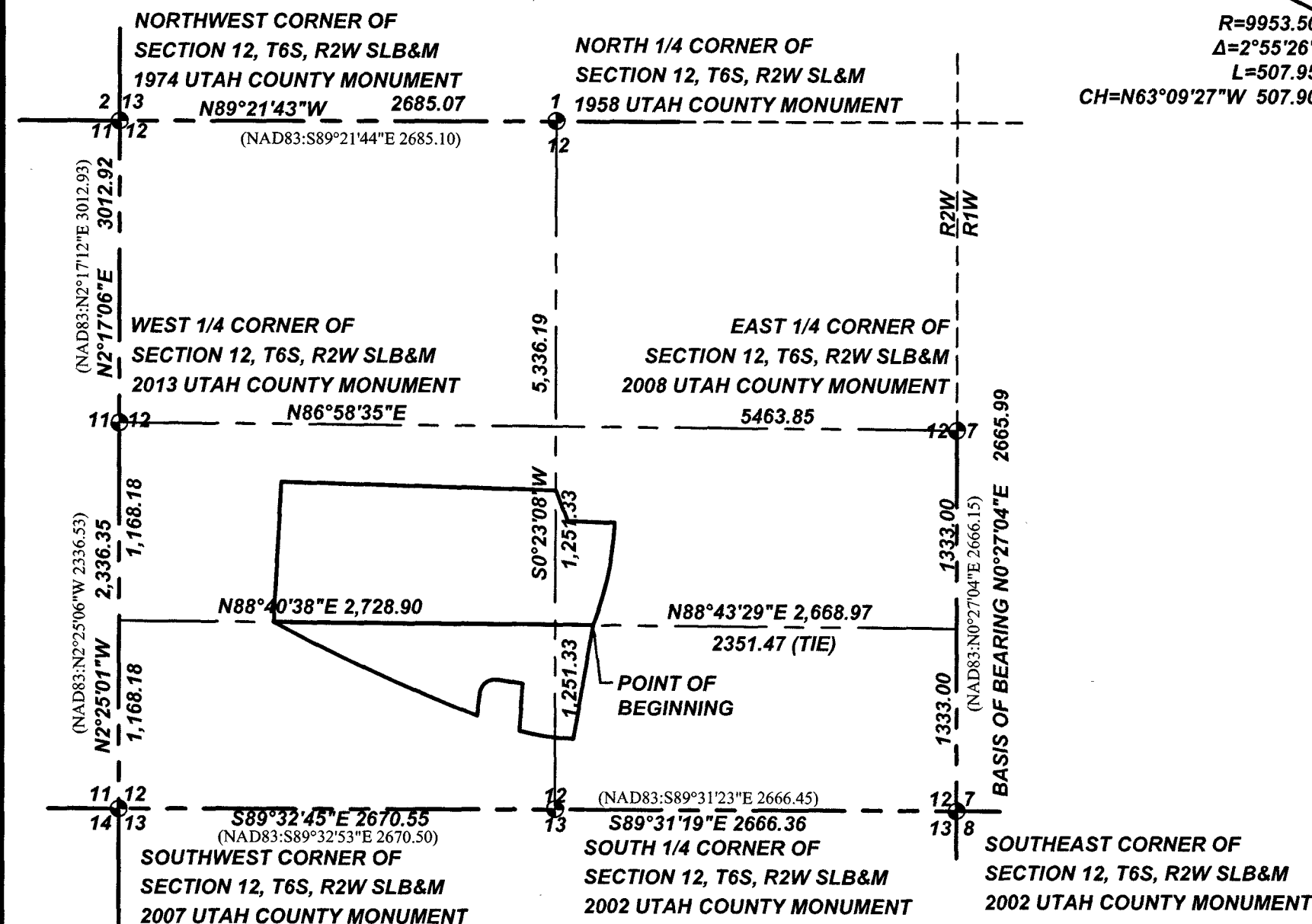
VICINITY MAP
N.T.S.

LEGEND

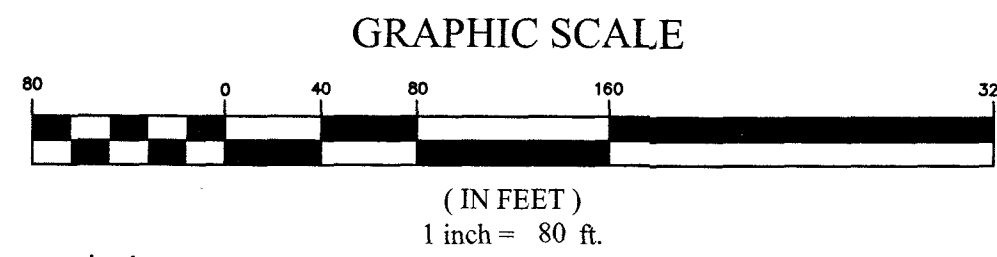
XXXX	EXIST. CONTOUR MAJOR
XXXX	EXIST. CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
Ex F	EXIST. FENCE
Ex GAS	EXIST. GAS LINE
Ex COMM	EXIST. COMMUNICATIONS
SECTION MONUMENT	
EXIST. SD INLET, MANHOLE & COMBO BOX	
EXIST. SEWER MANHOLE	
EXIST. WATER VALVE & WATER METER	
EXIST. FIRE HYDRANT	
EXIST. ELECTRICAL MANHOLE	
EXIST. ELECTRICAL BOX	
EXIST. STREET LIGHT	
EXIST. POWER POLE	
EXIST. SPOT ELEVATION	
DEED ENTRY No. YEAR PER UTAH COUNTY RECORDS	
LIMITS OF ASPHALT PAVEMENT	

Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	1750.00	-	76.54	S2°27'33"W
				76.53

Line Table		
LINE	DIRECTION	LENGTH
L1	N1°22'57"E	9.64
L2	N89°50'58"W	25.78
L3	S1°12'23"W	9.72

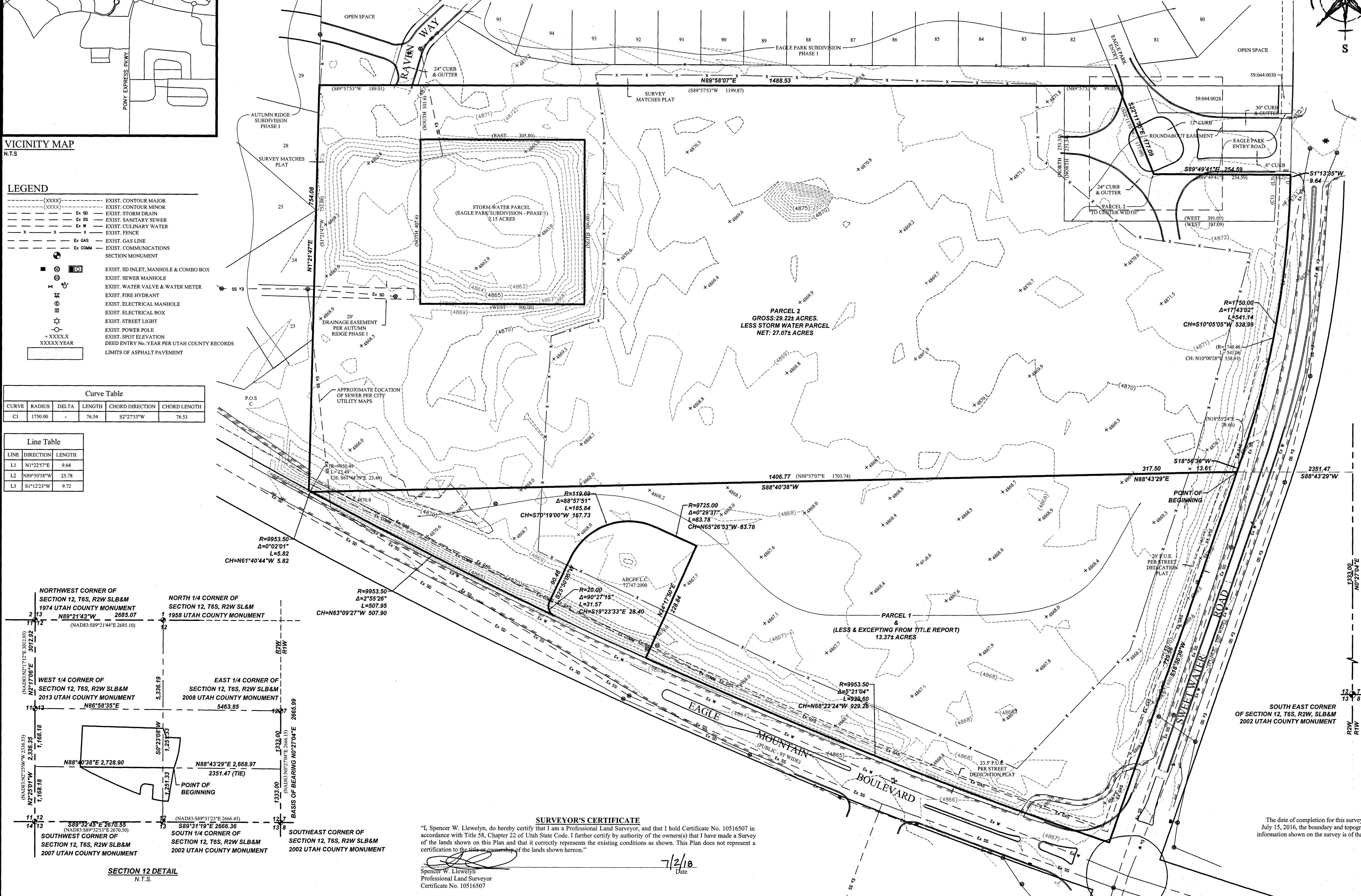
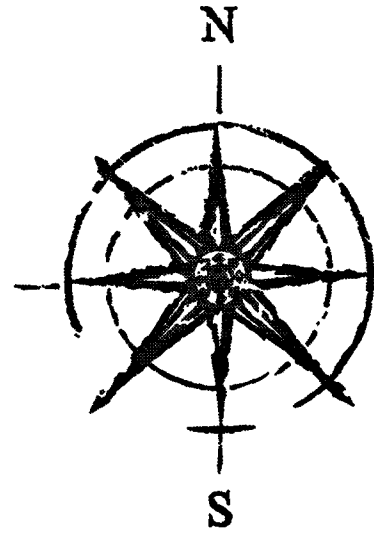


SECTION 12 DETAIL
N.T.S.



GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.



SURVEYOR'S CERTIFICATE

"I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have made a Survey of the lands shown on this Plan and that it correctly represents the existing conditions as shown. This Plan does not represent a certification to the title or ownership of the lands shown hereon."

Spencer W. Llewellyn
Professional Land Surveyor
Certificate No. 10516507

7/2/18
Date

The date of completion for this survey is July 15, 2016, the boundary and topography information shown on the survey is of that date.

BOUNDARY/TOPOGRAPHICAL SURVEY

LOCATION: SE1/4 & SW1/4 OF SECTION 12, T6S, R2W, SLB&M

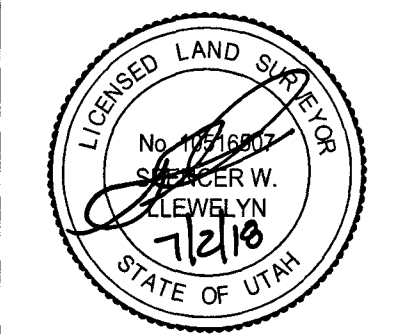
EAGLE MOUNTAIN, UTAH

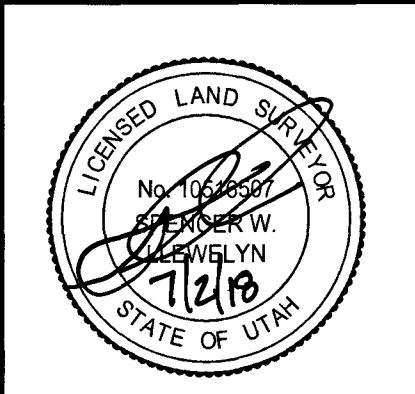
PROPERTY OF: MONTE VISTA RANCH, LC

PREPARED FOR: EAGLE MOUNTAIN PROPERTIES

REVISION/BLOCK		DESCRIPTION
#	DATE	
1	07/07/16	ADDED NORTH PARCEL & TITLE REPORT
2		
3		
4		
5		
6		

Scale: 1"=80'	Drawn: DBC
Date: 07/15/2016	Job #: 16-110
Sheet:	





BOUNDARY/TOPOGRAPHICAL SURVEY
LOCATION: SE1/4 & SW1/4 OF SECTION 12, T6S, R2W, SLB&M
EAGLE MOUNTAIN, UTAH
PROPERTY OF: MONTE VISTA RANCH, LC
PREPARED FOR: EAGLE MOUNTAIN PROPERTIES

REVISION BLOCK	
#	DESCRIPTION
1	----
2	----
3	----
4	----
5	----
6	----

Scale: 1"=1'	Drawn: DBC
Date: 07/15/16	Job #: 16-110
Sheet:	

2 OF 2

The date of completion for this survey is July 15, 2016, the boundary and topography information shown on the survey is of that date.

SURVEY DESCRIPTIONS

PARCEL 2

A portion of the SE1/4 and SW1/4 of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian, Eagle Mountain City, Utah, more particularly described as follows:

Beginning on the west-rlly line of Sweetwater Road located N0°27'04"E along the Section line 1,333.00 feet to the Northeast Corner of the South 1/2 of the SE1/4 of Section 12 and S88°43'29"W along the 1/16th Section (40 acre) line 2,351.47 from the Southeast Corner of Section 12, T6S, R2W, S.L.B.& M.; thence S88°43'29"W along the north line of the South ½ of the SE1/4 of said Section 317.50 feet to the northeast corner of the South ½ of the SW1/4 of said Section; thence S88°40'38"W along the 1/16th (40 acre line) 1,406.77 feet to the northerly line of Eagle Mountain Boulevard; thence Northwesterly along said road and along the arc of a 9,953.50 foot radius non-tangent curve (radius bears: N28°18'16"E) 5.82 feet through a central angle of 0°02'01" (chord: N61°40'44"W 5.82 feet) to the southeast corner of Phase 1, AUTUMN RIDGE Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence N1°21'47"E along said plat 754.08 feet to the southerly line of Phase 1, EAGLEPARK Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence N89°58'07"E (record: N89°57'53"E) along said Plat 1,488.52 feet to the southwesterly line of Eagle Park Entry Road as defined and described on said Plat; thence along said Entry Road the following 2 (two) courses and distances: S22°11'55"E (record: S22°13'07"E) 177.09 feet; thence S89°49'41"E (record: S89°50'58"E) 254.59 feet to the westerly line of said Sweetwater Road; thence along said westerly line the following 3 (three) courses and distances: S11°33'5"W 9.64 feet; thence along the arc of a 1,750.00 foot radius curve to the right 541.14 feet through a central angle of 17°43'02" (chord: S10°05'05"W 538.99 feet); thence S18°56'36"W 13.61 feet to the point of beginning. LESS AND EXCEPTION therefrom the 2.15+/- acre Storm Water Parcel as defined and described on Phase 1, EAGLEPARK Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder.

Net acreage: 27.07+/- acres

COMPOSITE OF PARCEL 1 & 2

A portion of the SE1/4 and SW1/4 of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian, Eagle Mountain City, Utah, more particularly described as follows:

Beginning on the westerly line of Sweetwater Road located N0°27'04"E along the Section line 1,333.00 feet to the Northeast Corner of the South 1/2 of the SE1/4 of Section 12 and S88°43'29"W along the 1/16th Section (40 acre) line 2,351.47 from the Southeast Corner of Section 12, T6S, R2W, S.L.B.& M.; thence S18°56'36"W along said westerly line of Sweetwater Road 729.56 feet to the northerly line of Eagle Mountain Boulevard; thence Northwesterly along said road and along the arc of a 9,953.50 foot radius non-tangent curve (radius bears: N18°57'04"E) 929.60 feet through a central angle of 5°21'04" (chord: N68°22'24"W 929.26 feet) to the southeast corner of that Real Property described as Deed Entry No. 72747-2000 of the Official Records of Utah County; thence along said deed the following 5 (five) courses and distances: N24°17'50"E 228.84 feet; thence Northwesterly along the arc of a 9,725.00 foot radius non-tangent curve (radius bears: N24°18'19"E) 83.78 feet through a central angle of 0°29'37" (chord: N65°26'53"W 83.78 feet) to a point of reverse curvature; thence along the arc of a 119.69 foot radius curve to the left 185.84 feet through a central angle of 88°57'51" (chord: S70°19'00"W 167.73 feet); thence S25°50'05"W 90.46 feet; thence along the arc of a 20.00 foot radius curve to the left 31.57 feet through a central angle of 90°27'15" (chord: S19°23'33"E 28.40 feet) to the north line of said Eagle Mountain Boulevard; thence Northwesterly along the arc of a 9,953.50 foot radius non-tangent curve (radius bears: N25°22'50"E) 507.95 feet through a central angle of 2°55'26" (chord: N63°09'27"W 507.90 feet) to the southeast corner of Phase 1, AUTUMN RIDGE Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence N1°21'47"E along said plat 754.08 feet to the southerly line of Phase 1, EAGLEPARK Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence N89°58'07"E (record: N89°57'53"E) along said Plat 1,488.52 feet to the southwesterly line of Eagle Park Entry Road as defined and described on said Plat; thence along said Entry Road the following 2 (two) courses and distances: S22°11'55"E (record: S22°13'07"E) 177.09 feet; thence S89°49'41"E (record: S89°50'58"E) 254.59 feet to the westerly line of said Sweetwater Road; thence along said westerly line the following 3 (three) courses and distances: S11°33'5"W 9.64 feet; thence along the arc of a 1,750.00 foot radius curve to the right 541.14 feet through a central angle of 17°43'02" (chord: S10°05'05"W 538.99 feet); thence S18°56'36"W 13.61 feet to the point of beginning. LESS AND EXCEPTION therefrom the 2.15+/- acre Storm Water Parcel as defined and described on Phase 1, EAGLEPARK Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder.

Net acreage of Composite Survey: 40.44+/- acres

LEGAL DESCRIPTIONS

TITLE REPORT

PARCEL 1:

A portion of the SE1/4 and SW1/4 of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian, Eagle Mountain City, Utah, more particularly described as follows:

Beginning on the westerly line of Sweetwater Road located N0°27'04"E along the Section line 1,333.00 feet to the Northeast Corner of the South 1/2 of the SE1/4 of Section 12 and S88°43'29"W along the 1/16th Section (40 acre) line 2,351.47 from the Southeast Corner of Section 12, T6S, R2W, S.L.B.& M.; thence S18°56'36"W along said westerly line of Sweetwater Road 729.56 feet to the northerly line of Eagle Mountain Boulevard; thence Northwesterly along said road and along the arc of a 9,953.50 foot radius non-tangent curve (radius bears: N18°57'04"E) 929.60 feet through a central angle of 5°21'04" (chord: N68°22'24"W 929.26 feet) to the southeast corner of that Real Property described as Deed Entry No. 72747-2000 of the Official Records of Utah County; thence along said deed the following 5 (five) courses and distances: N24°17'50"E 228.84 feet; thence Northwesterly along the arc of a 9,725.00 foot radius non-tangent curve (radius bears: N24°18'19"E) 83.78 feet through a central angle of 0°29'37" (chord: N65°26'53"W 83.78 feet) to a point of reverse curvature; thence along the arc of a 119.69 foot radius curve to the left 185.84 feet through a central angle of 88°57'51" (chord: S70°19'00"W 167.73 feet); thence S25°50'05"W 90.46 feet; thence along the arc of a 20.00 foot radius curve to the left 31.57 feet through a central angle of 90°27'15" (chord: S19°23'33"E 28.40 feet) to the north line of said Eagle Mountain Boulevard; thence Northwesterly along the arc of a 9,953.50 foot radius non-tangent curve (radius bears: N25°22'50"E) 507.95 feet through a central angle of 2°55'26" (chord: N63°09'27"W 507.90 feet) to the north line of the South ½ of the SW1/4 of said Section; thence N88°40'38"E along the 1/16th (40 acre) line 1,406.78 feet to the northwest corner of the South ½ of the SE1/4 of said Section; thence; thence N88°43'29"E along the 1/16th (40 acre) line 317.50 feet to the point of beginning.

PARCEL 2:

Commencing North 1243.99 feet and East 321.88 feet from the South ¼ Corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence N18°55'24"E 28.66 feet; thence along the arc of a 1749.46 radius curve to the left (chord bears: N10°00'28"E 538.914 feet); thence N1°22'57"E 9.64 feet; thence N89°50'58"W 25.78 feet; thence S1°12'23"W 9.72 feet; thence along the arc of a 1750 foot radius curve to the right (chord bears: S2°27'33"W 76.53 feet), thence West 391.09 feet; thence North 251.34 feet; thence S89°57'53"W 1199.87 feet; thence South 101.6 feet; thence East 305.8 feet; thence South 306 feet; thence West 306 feet; thence North 407.6 feet; thence S89°57'53"W 189.01 feet; thence S12°14'7"W 752.08 feet; thence along the arc of a 9950.49 foot radius curve to the left (chord: S61°44'39"E 23.49 feet); thence N88°57'07"E 1703.74 feet to beginning.

TOGETHER WITH the following:

Commencing North 1746.91 feet and West 2271.8 feet from the Southeast Corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence West 391.09 feet; thence North 251.34 feet; thence N89°57'53"E 99.05 feet; thence S22°13'07"E 177.82 feet; thence S89°50'58"E 228.29 feet; thence S1°12'23"W 9.72 feet; thence along the arc of a 1750 foot radius curve to the right (chord bears: S2°27'33"W 76.53 feet to the beginning.

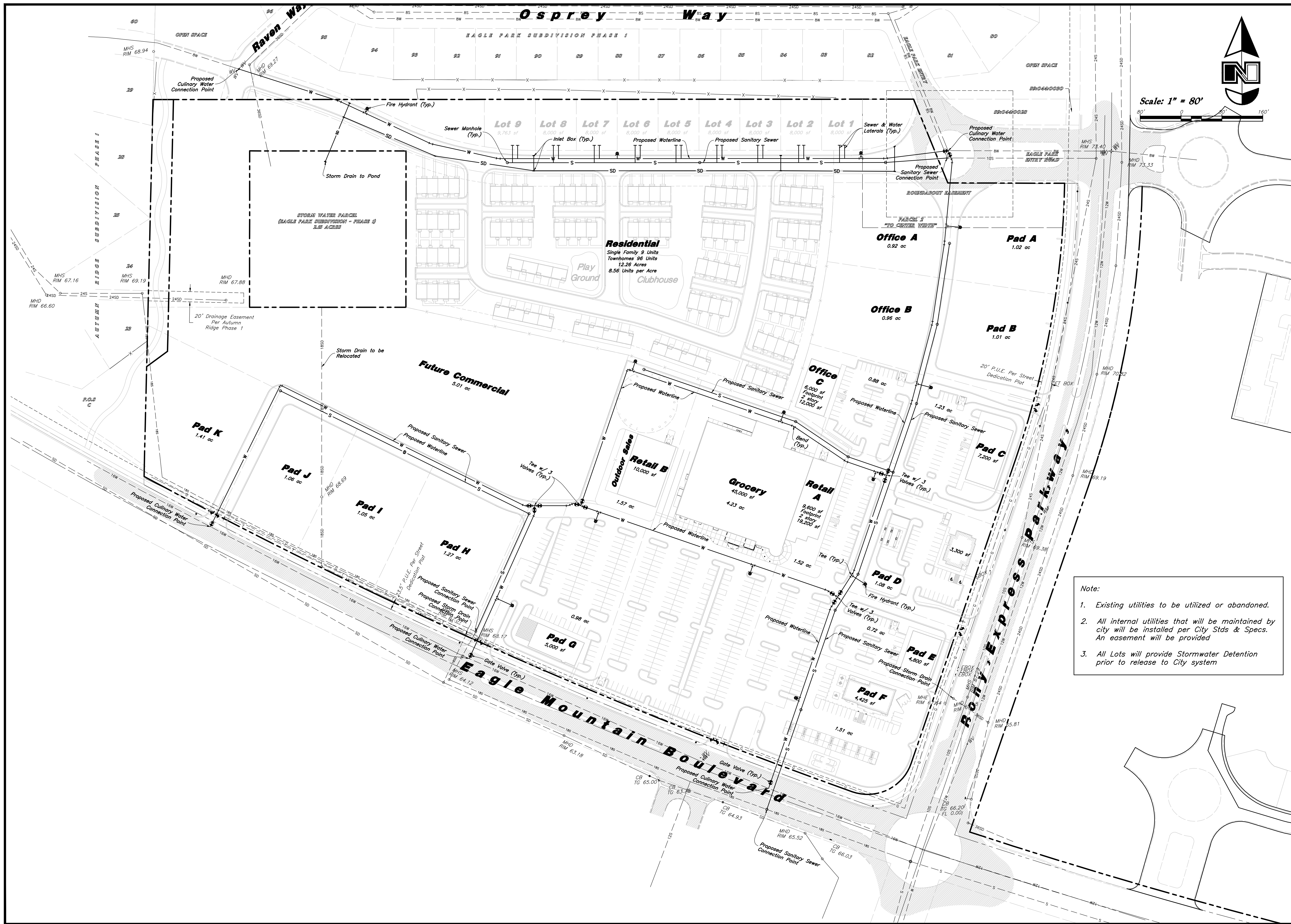
LESS AND EXCEPTING the following:

A portion of the SE1/4 and SW1/4 of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian, Eagle Mountain City, Utah, more particularly described as follows:

Beginning on the westerly line of Sweetwater Road located N0°27'04"E along the Section line 1,333.00 feet to the Northeast Corner of the South 1/2 of the SE1/4 of Section 12 and S88°43'29"W along the 1/16th Section (40 acre) line 2,351.47 from the Southeast Corner of Section 12, T6S, R2W, S.L.B.& M.; thence S18°56'36"W along said westerly line of Sweetwater Road 729.56 feet to the northerly line of Eagle Mountain Boulevard; thence Northwesterly along said road and along the arc of a 9,953.50 foot radius non-tangent curve (radius bears: N18°57'04"E) 929.60 feet through a central angle of 5°21'04" (chord: N68°22'24"W 929.26 feet) to the southeast corner of that Real Property described as Deed Entry No. 72747-2000 of the Official Records of Utah County; thence along said deed the following 5 (five) courses and distances: N24°17'50"E 228.84 feet; thence Northwesterly along the arc of a 9,725.00 foot radius non-tangent curve (radius bears: N24°18'19"E) 83.78 feet through a central angle of 0°29'37" (chord: N65°26'53"W 83.78 feet) to a point of reverse curvature; thence along the arc of a 119.69 foot radius curve to the left 185.84 feet through a central angle of 88°57'51" (chord: S70°19'00"W 167.73 feet); thence S25°50'05"W 90.46 feet; thence along the arc of a 20.00 foot radius curve to the left 31.57 feet through a central angle of 90°27'15" (chord: S19°23'33"E 28.40 feet) to the north line of said Eagle Mountain Boulevard; thence Northwesterly along the arc of a 9,953.50 foot radius non-tangent curve (radius bears: N25°22'50"E) 507.95 feet through a central angle of 2°55'26" (chord: N63°09'27"W 507.90 feet) to the north line of the South ½ of the SW1/4 of said Section; thence N88°40'38"E along the 1/16th (40 acre) line 1,406.78 feet to the northwest corner of the South ½ of the SE1/4 of said Section; thence; thence N88°43'29"E along the 1/16th (40 acre) line 317.50 feet to the point of beginning.

NOTES

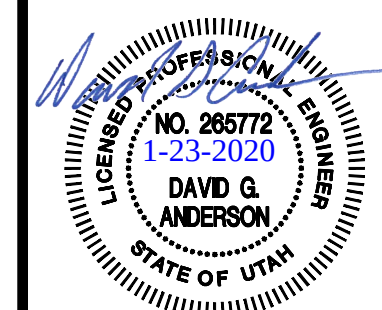
- 1) The purpose of this Survey is to provide a Boundary & Topographical Survey and Certification for the parcels shown and described hereon.
- 2) A Title Commitment prepared by United West Title Insurance Agency, Inc., Orem, Utah, Order #: UW-6345, Effective Date: May 9, 2016, was utilized in the preparation of this Survey. Focus Engineering & Surveying, LLC is entitled to rely on the accuracy of this report, and is not liable for errors and omissions based on that reliance. Unless noted otherwise, all record parcels and title exceptions noted on this Survey are referenced from said document.
- 3) The Basis of Bearing for this Survey is Utah County's NAD83 bearing of N0°27'04"E along the Section line between the Southeast Corner and the East 1/4 Corner of Section 12, T6S, R2W, S.L.B.& M). All deeds and plats of record have been rotated to match the aforementioned basis of bearing, or to other Section/monument lines relative to said basis of bearing per measured lines shown hereon. For reference, both the measured and record NAD83 bearings are shown hereon.
- 4) Vertical data (contours and/or spot elevations) shown hereon are based on a GPS-derived NGVD29 elevation of 4865.18 measured and held on the 2002 County monument marking the South ¼ of Section 12, T6S, R2W.
- 5) #5 rebar & cap (FOCUS ENG) to be set at all boundary corners unless noted otherwise.
- 6) This drawing, its design, and invention thereof, is the property of Focus Engineering & Surveying, LLC, and is submitted to, and is for the use of the client referenced on the Survey. Only copies authorized in writing and individually signed and sealed by the Surveyor, or copies of the certified Survey obtained from the office of the County Surveyor may be used as the official work of the Surveyor.
- 7) Except as specifically stated or shown on this drawing, no attempt has been made as a part of this Survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, contact the appropriate agency. Some utility lines shown hereon are drawn per GIS utility maps provided by Eagle Mountain City.
- 8) Except as specifically stated of shown on this drawing, this Survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restriction, zoning, or other land use restrictions. Underground utilities have been shown hereon based on observed evidence. Additional utilities, including, but not limited to: power, phone, cable TV, water, sewer, storm drainage, etc. may exist within the boundaries of this Survey and Blue Stakes should be contacted prior to digging. Engineers, Contractors, and others that rely on this information should be cautioned that the locations of the existing utilities may not be relied upon as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of any contractor prior to, or during construction of any additional improvements.



Designed by: DA
Drafted by: DC
Client Name:
Inland Wasatch Group, LC
18-180 Master Utility Plan

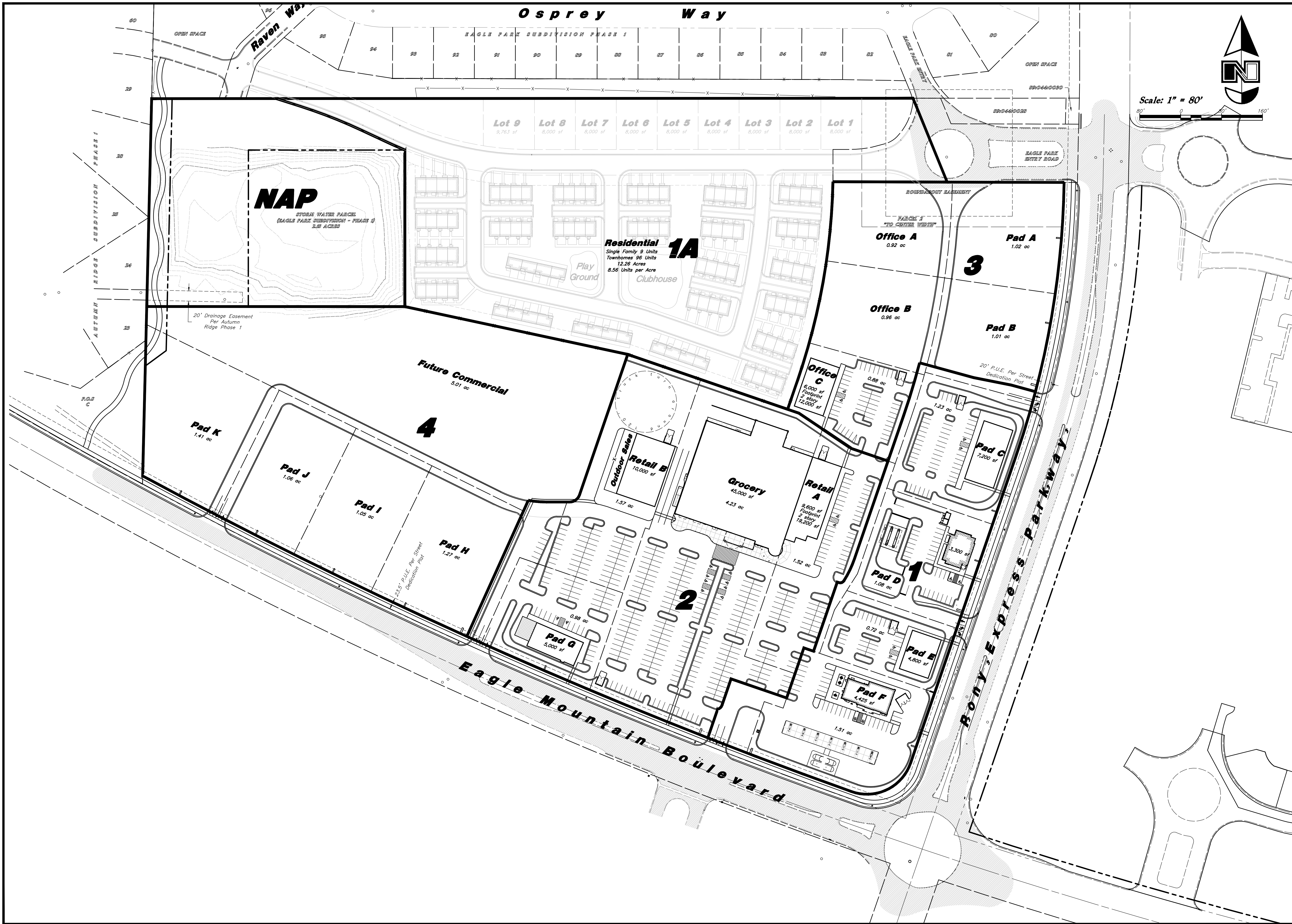
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801.521.8529 - AWEngineering.net

Master Utility Plan
Marketplace at
Eagle Mountain Town Center
Eagle Mountain Boulevard & Pony Express Parkway
Eagle Mountain, Utah

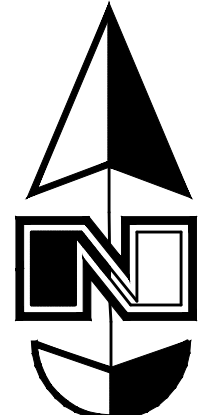


23 Jan, 2020
SHEET NO.
C3.0

W:\18-180 Eagle Mountain City Center\Draws\18-180 Phasing Plan.dwg, 1/23/2020 2:43:41 PM, 1-1, DC



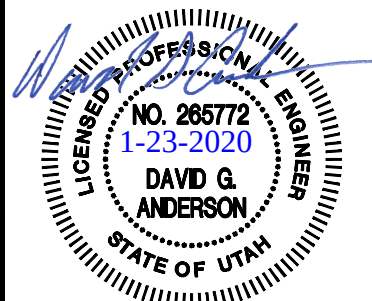
Scale: 1" = 80'



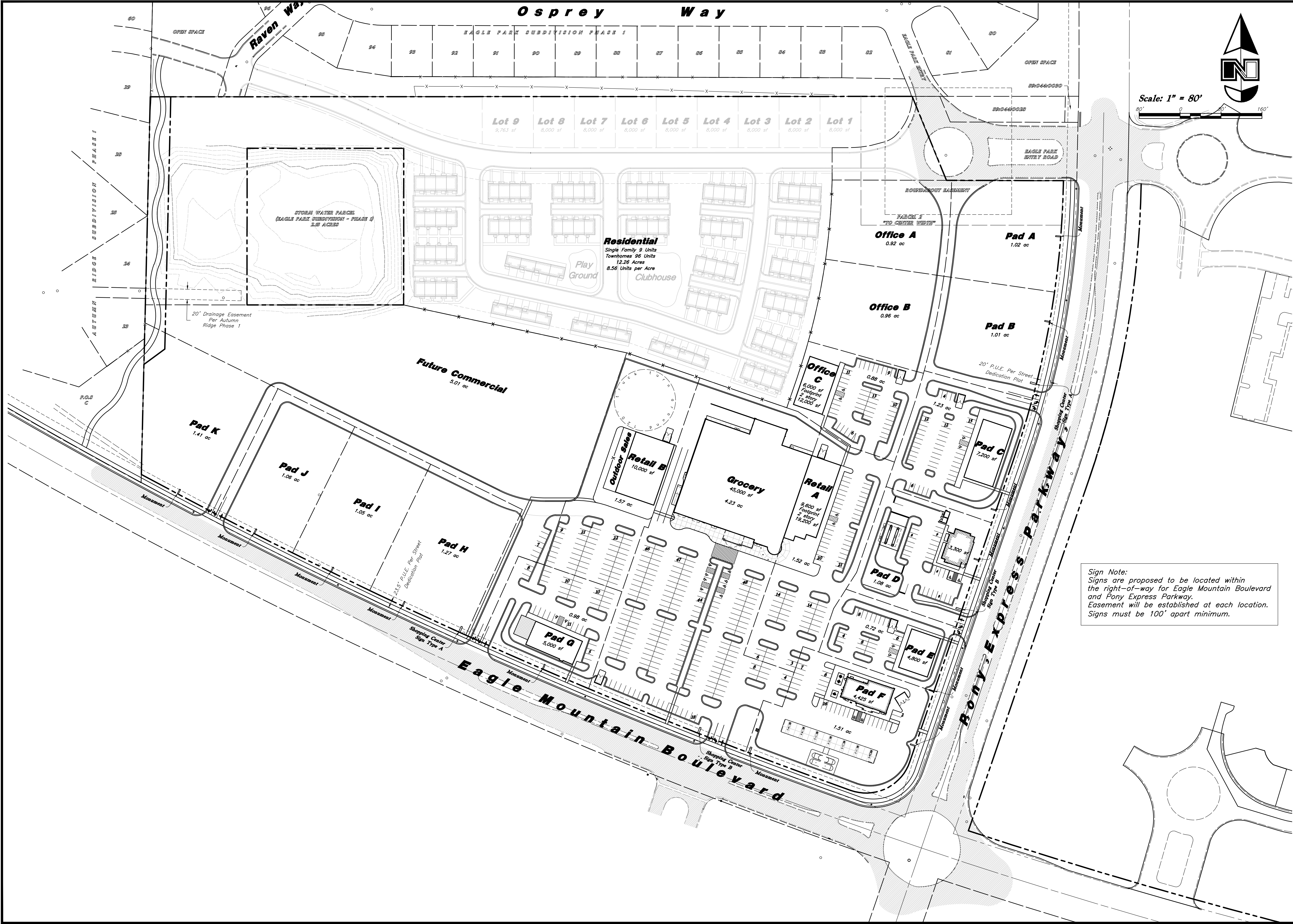
Designed by: DA
Drafted by: DC
Client Name:
Inland Wasatch Group, LC
18-180 Phasing Plan

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801.521.8529 - AWengineering.net

Phasing Plan
Marketplace at
Eagle Mountain Town Center
Eagle Mountain Boulevard & Pony Express Parkway
Eagle Mountain, Utah



23 Jan, 2020
SHEET NO.
C4.0

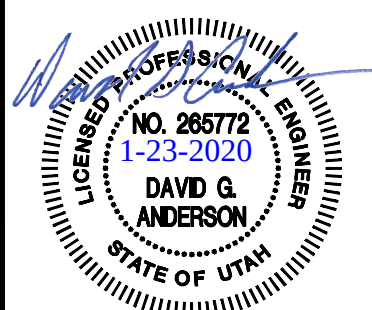


Sign Note:
Signs are proposed to be located within
the right-of-way for Eagle Mountain Boulevard
and Pony Express Parkway.
Easement will be established at each location.
Signs must be 100' apart minimum.

Designed by: DA
Drafted by: DC
Client Name:
Inland Wasatch Group, LC
18-180 Signage Plan

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801.521.8529 - AWEngineering.net

Signage Plan
Eagle Mountain Town Center
Eagle Mountain Boulevard & Pony Express Parkway
Eagle Mountain, Utah

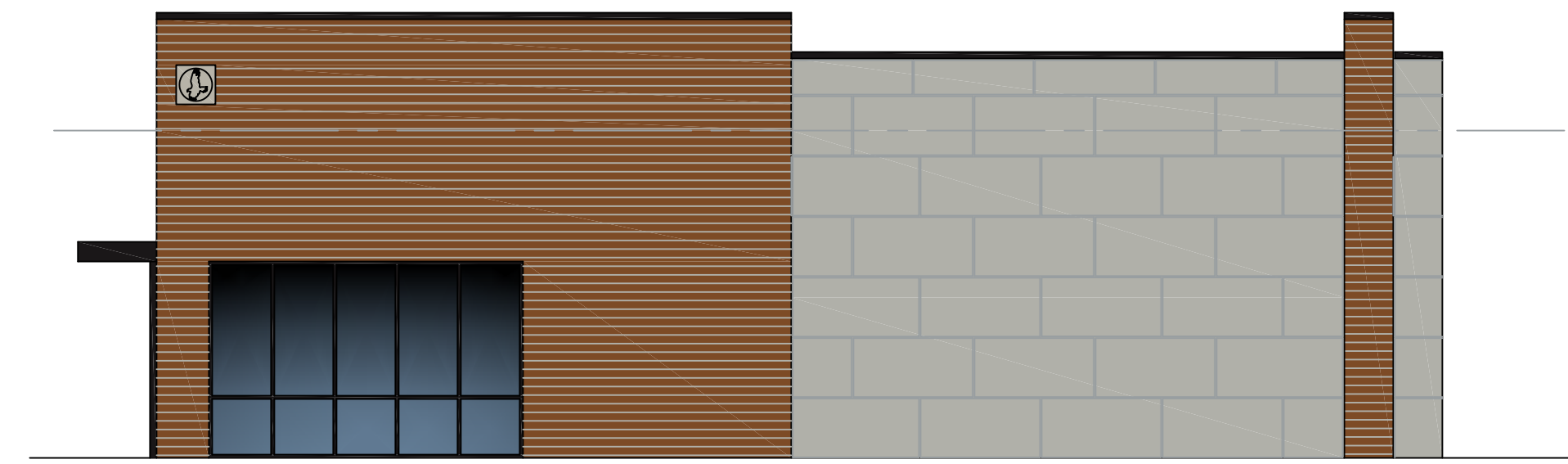


23 Jan, 2020
SHEET NO.
C5.0



EAST ELEVATION

SCALE: 1/4" = 1'-0"



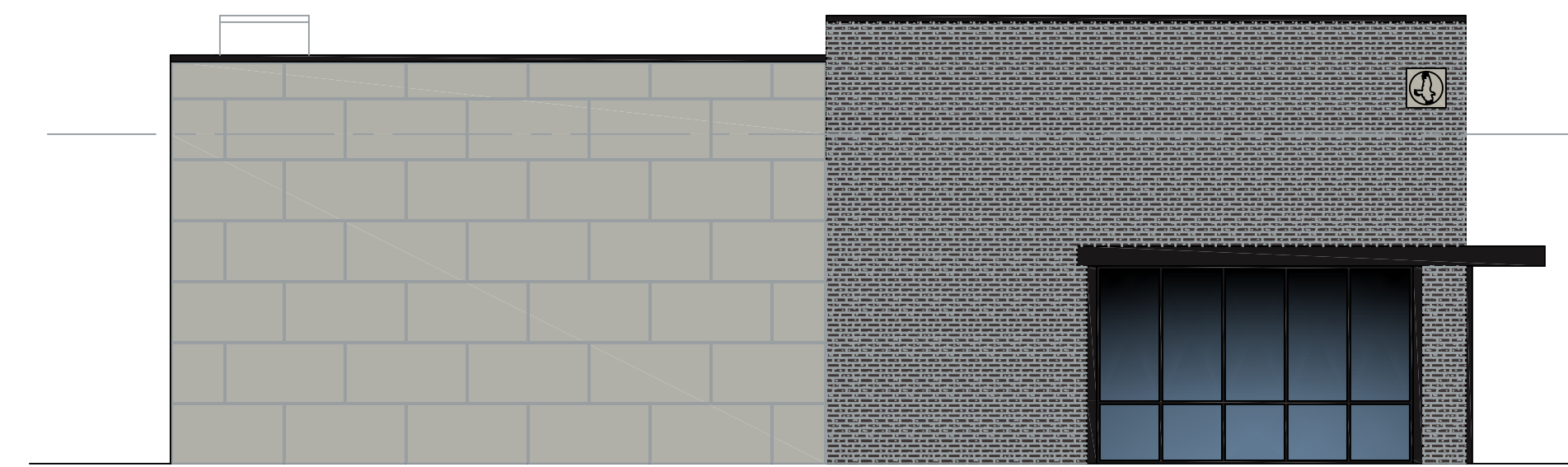
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF VINCENT DESIGN GROUP, INC. AND WERE CREATED, EVOLVED, AND DEVELOPED WITH THIS SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED, BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT OF VINCENT DESIGN GROUP, INC. WARNING: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 506 UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION, IN VIOLATION OF I.C. 24-2-31 ET. SEQ. AND OTHER LAWS.

VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS

401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH - (801) 484-2046

PROPOSED NEW STRIP BUILDING:
EAGLE MOUNTAIN TOWN CENTER

EAGLE MOUNTAIN
ELEVATIONS

ARCH. PROJECT NO:	XX-XXX
DATE:	1/15/20
DRAWN BY:	BRENT
CHECKED BY:	
DESIGNED BY:	

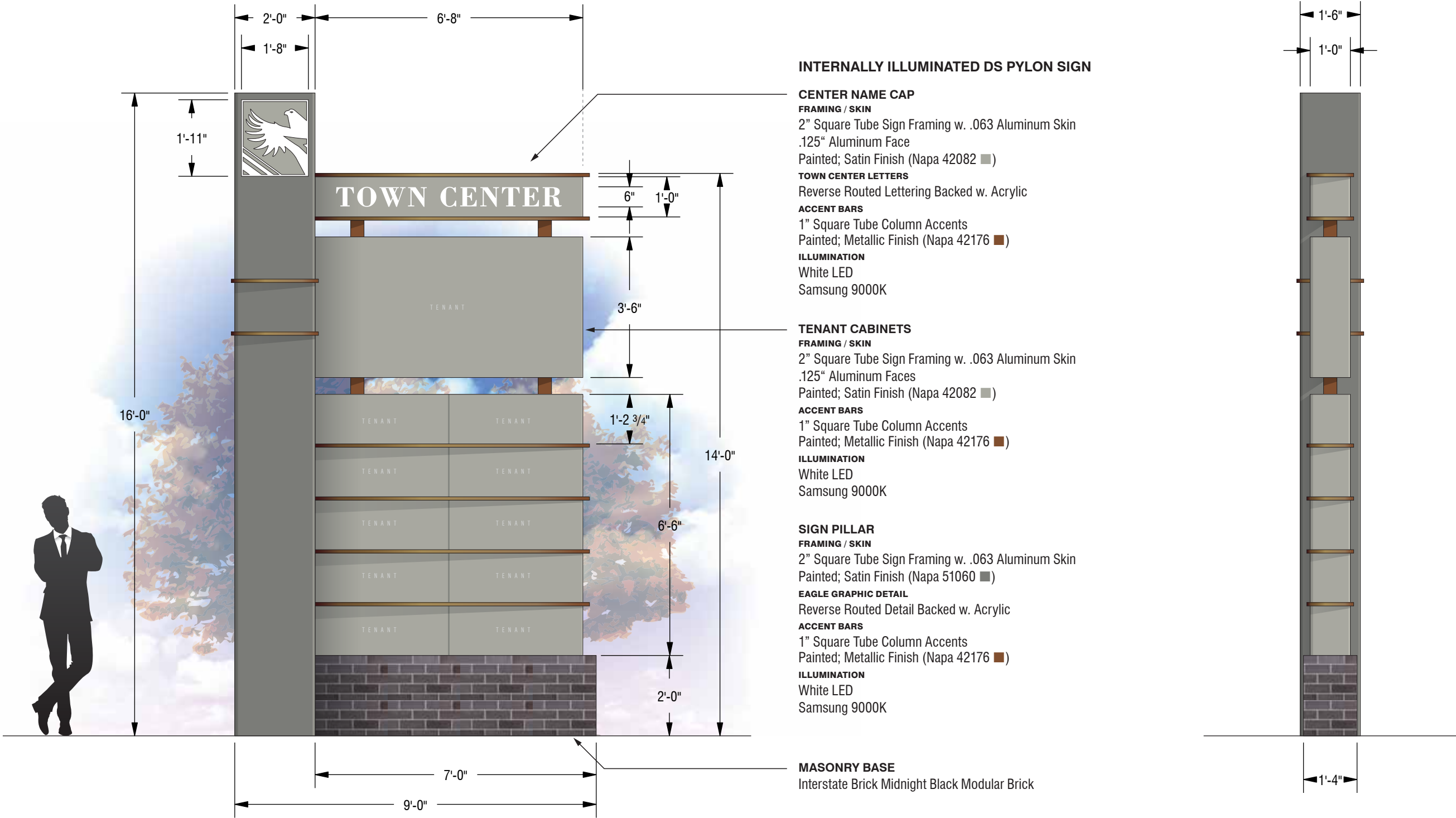
© COPYRIGHT VDG ARCHITECTS

DATE	REVISION

SHEET TITLE
A-2.00
ARCHITECTURAL 1 of 1







A Project Detail
SCALE 3/8" = 1'0"

Qty: 1 / ☉ Install
80.00 ☒

B Side Detail
SCALE 3/8" = 1'0"



ALL ELECTRICAL COMPONENTS TO BE U.L. LISTED, APPROVED AND MARKED PER N.E.C. 600-4. Inspected and labeled in accordance with UL Standards using UL listed parts and methods of installation in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

Volts Req'd: 120V Total Amps: 20.0 Circuits Req'd: 1

Primaries and final connection to sign by certified electrician.
Client to provide primary electric feed to within 6 feet of sign location.

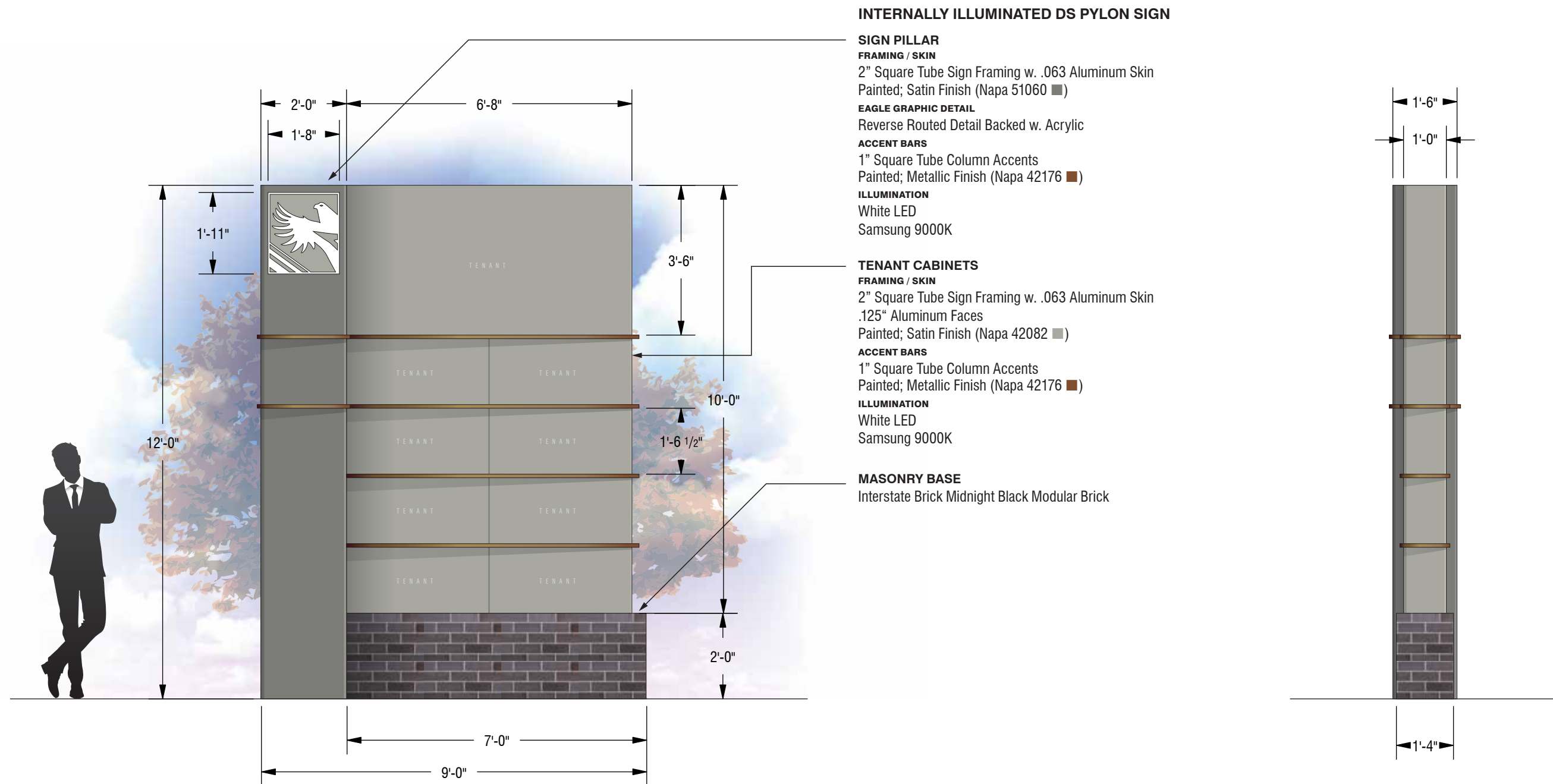
CONCEPT DRAWING

This concept drawing is presented to assist the client and determining the direction for this project. It is not a final Presentation Drawing or Construction Drawing. The limited specifications provided on this drawing are subject to change as the scope of work is further defined. A detailed drawing must be produced and signed by the client before production work can commence.

FILE PATH: NEW JOBS / AMSOURCE / EAGLE MOUNTAIN TOWN CENTER / DESIGN / AMS EM M 002-20

COMPANY Amsource
ADDRESS Eagle Mountain Town Center
CITY STATE Eagle Mountain, Utah
CUSTOMER

DESIGN # AMS EM M 002-27
DATE 01/17/20
SHEET 1.00
SR Zane Latimer 801.755.2953



A Project Detail
SCALE 3/8" = 1'0"

Qty: 1 / Install

68.88

B Side Detail
SCALE $3/8" = 1'0"$



ALL ELECTRICAL COMPONENTS TO BE U.L. LISTED, APPROVED AND MARKED PER N.E.C. 600-4. Inspected and labeled in accordance with UL Standards using UL listed parts and methods of installation in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

Volts Req'd: 120V Total Amps: 20.0 Circuits Req'd: 1

Primaries and final connection to sign by certified electrician.
Client to provide primary electric feed to within 6 feet of sign location.

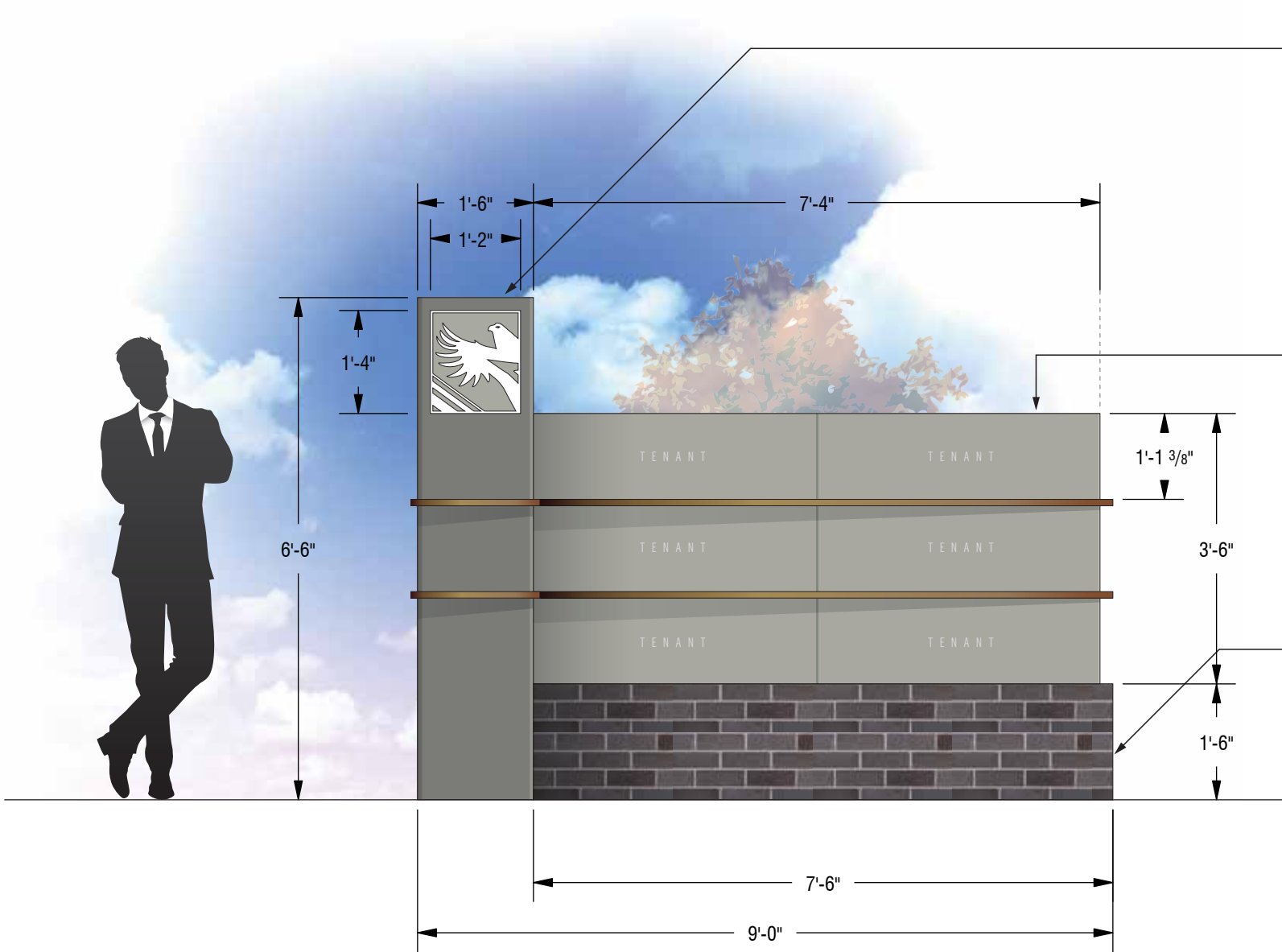
CONCEPT DRAWING

This concept drawing is presented to assist the client and determining the direction for this project. It is not a final Presentation Drawing or Construction Drawing. The limited specifications provided on this drawing are subject to change as the scope of work is further defined. A detailed drawing must be produced and signed by the client before production work can commence.

COMPANY	Amsource
ADDRESS	Eagle Mountain Town Center
CITY STATE	Eagle Mountain, Utah
CUSTOMER	

FILE PATH: NEW JOBSD / AMSOURCE / EAGLE MOUNTAIN TOWN CENTER / DESIGN / AMS EM M 002-20

DESIGN # AMS EM M 002-28
DATE 01/17/20
SHEET 2.00
SR Zane Latimer 801.755.2953

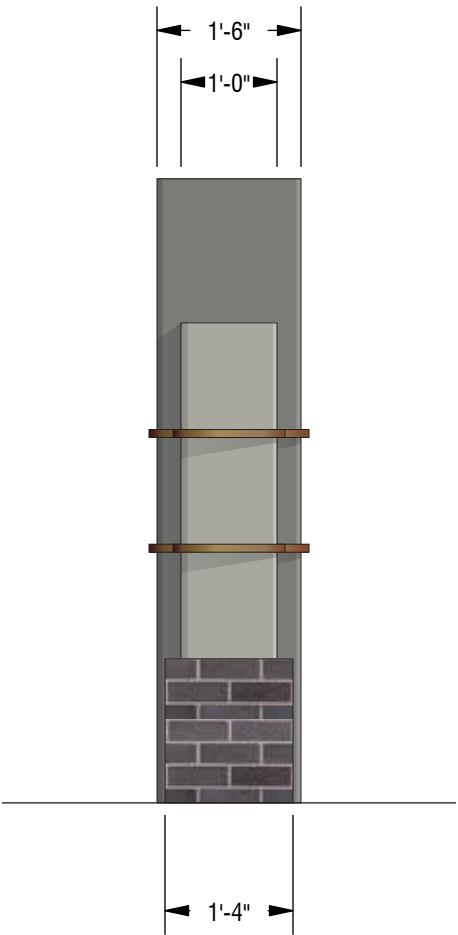


INTERNALLY ILLUMINATED DS MONUMENT SIGN

SIGN PILLAR
FRAMING / SKIN
2" Square Tube Sign Framing w. .063 Aluminum Skin
Painted; Satin Finish (Napa 51060 ■)
EAGLE GRAPHIC DETAIL
Reverse Routed Detail Backed w. Acrylic
ACCENT BARS
1" Square Tube Column Accents
Painted; Metallic Finish (Napa 42176 ■)
ILLUMINATION
White LED
Samsung 9000K

TENANT CABINET
FRAMING / SKIN
2" Square Tube Sign Framing w. .063 Aluminum Skin
.125" Aluminum Faces
Painted; Satin Finish (Napa 42082 ■)
ACCENT BARS
1" Square Tube Column Accents
Painted; Metallic Finish (Napa 42176 ■)
ILLUMINATION
White LED
Samsung 9000K

MASONRY BASE
Interstate Brick Midnight Black Modular Brick



A Project Detail
SCALE 1/2" = 1'0"

Qty: 1 / ● Install
25.66

B Side Detail
SCALE 1/2" = 1'0"



ALL ELECTRICAL COMPONENTS TO BE U.L. LISTED, APPROVED AND MARKED PER N.E.C. 600-4. Inspected and labeled in accordance with UL Standards using UL listed parts and methods of installation in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

Volts Req'd: 120V Total Amps: 20.0 Circuits Req'd: 1

Primaries and final connection to sign by certified electrician. Client to provide primary electric feed to within 6 feet of sign location.

CONCEPT DRAWING

This concept drawing is presented to assist the client and determining the direction for this project. It is not a final Presentation Drawing or Construction Drawing. The limited specifications provided on this drawing are subject to change as the scope of work is further defined. A detailed drawing must be produced and signed by the client before production work can commence.

FILE PATH: NEW JOBS / AMSOURCE / EAGLE MOUNTAIN TOWN CENTER / DESIGN / AMS EM M 002-20

COMPANY Amsource
ADDRESS Eagle Mountain Town Center
CITY STATE Eagle Mountain, Utah
CUSTOMER

DESIGN # AMS EM M 002-29
DATE 01/17/20
SHEET 3.00
SR Zane Latimer 801.755.2953



A Project Overview
SCALE 1/4" = 1'0"

SIGN

880 North 100 East, Lehi, UT 84043 801 766 0207



ALL ELECTRICAL COMPONENTS TO BE U.L. LISTED, APPROVED AND MARKED PER N.E.C. 600-4. Inspected and labeled in accordance with UL Standards using UL listed parts and methods of installation in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

Volts Req'd: 120V Total Amps: 20.0 Circuits Req'd: 1

Primaries and final connection to sign by certified electrician.
Client to provide primary electric feed to within 6 feet of sign location.

CONCEPT DRAWING

This concept drawing is presented to assist the client and determining the direction for this project. It is not a final Presentation Drawing or Construction Drawing. The limited specifications provided on this drawing are subject to change as the scope of work is further defined. A detailed drawing must be produced and signed by the client before production work can commence.

FILE PATH: NEW JOBSD / AMSOURCE / EAGLE MOUNTAIN TOWN CENTER / DESIGN / AMS EM M 002-20

COMPANY **Amsource**
ADDRESS **Eagle Mountain Town Center**
CITY STATE **Eagle Mountain, Utah**
CUSTOMER

DESIGN # **AMS EM M 002-30**
DATE **01/17/20**
SHEET **4.00**
SR **Zane Latimer 801.755.2953**



Engineering Division
2545 North Sweetwater Road
Eagle Mountain City, Utah 84005
(801) 789-6671

Thursday, January 23, 2020

Steve Mumford
Community Development Director
Eagle Mountain City
Eagle Mountain, UT 84005

SUBJECT: Marketplace at Eagle Mountain- Traffic Impact Study

Dear Mr. Mumford:

I understand that the Marketplace at Eagle Mountain is submitting an application with the City for the development of the property on the northwest corner of Pony Express Parkway and Eagle Mountain Boulevard. Both of these roads are classified as arterials and are each designed to be 5 lane roads. The City commissioned Horrocks Engineers to perform a Traffic Demand Model update in 2019 to measure existing traffic counts, to generate future additional demands on traffic, and to use that information to make a recommendation on a time schedule for improvements to be made to the roadway to accommodate that growth.

The intent of a traffic impact study is to determine what additional traffic a project will place on the existing system, and to make recommendations for mitigation of those affects. With this study having been completed in the recent past by the City, I don't believe an additional traffic impact study completed by Marketplace would be able to provide any additional information that the City is not already aware of. It is therefore my recommendation to not require this development to provide a Traffic Impact Study. Please feel free to reach out to me with any comments, questions, or concerns. Thank you.

Sincerely,

Christopher T. Trusty, P.E.
City Engineer
Eagle Mountain City

To: Chris Trusty, PE
From: Kevin Croshaw, PE
Date: March 04, 2019

Memorandum

Subject: Eagle Mountain Travel Demand Model Update

The following includes the analysis to update the existing and future Travel Demand Model (TDM) as well as provide construction phasing for Pony Express Parkway.

Updated Data Used for Analysis

Existing Count Data

Existing count data provided by Eagle Mountain City was used to update the Travel Demand Model (TDM). Previous count data collected by Horrocks Engineers during the previous three (3) years were also used in this analysis. All count data is shown in **Figure 1**.

School Count Data

Existing Schools

The data collection on Pony Express Parkway occurred outside of the school year. There are two schools located on this roadway that have an impact on daily traffic volume: Hidden Hollow Elementary School and Frontier Middle School. Using the existing school enrollment, an adjustment was included to existing counts on Pony Express Parkway, Eagle Mountain Boulevard, and Ranches Parkway to incorporate school traffic as shown in **Figure 2**.

Cedar Valley High School

The new Cedar Valley High School in Eagle Mountain is expected to open in the fall of 2019. The anticipated trip generation from previous studies for the high school was used and distributed throughout the Eagle Mountain roadway network. Enrollment and seasonal adjustments associated with the high school are included in the volumes shown in **Figure 2**.

MAG Travel Demand Model (TDM)

The MAG TDM was updated to include general plan and land use plan changes since the previous analysis was complete. The count data in **Figure 1** as well as the school adjustments in **Figure 2** were used to calibrate the model to match existing conditions. Once calibrated, the model can estimate future traffic volumes.



EAGLE MOUNTAIN

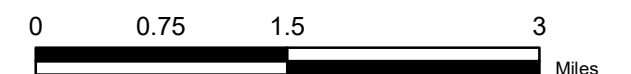
Eagle Mountain TDM Update

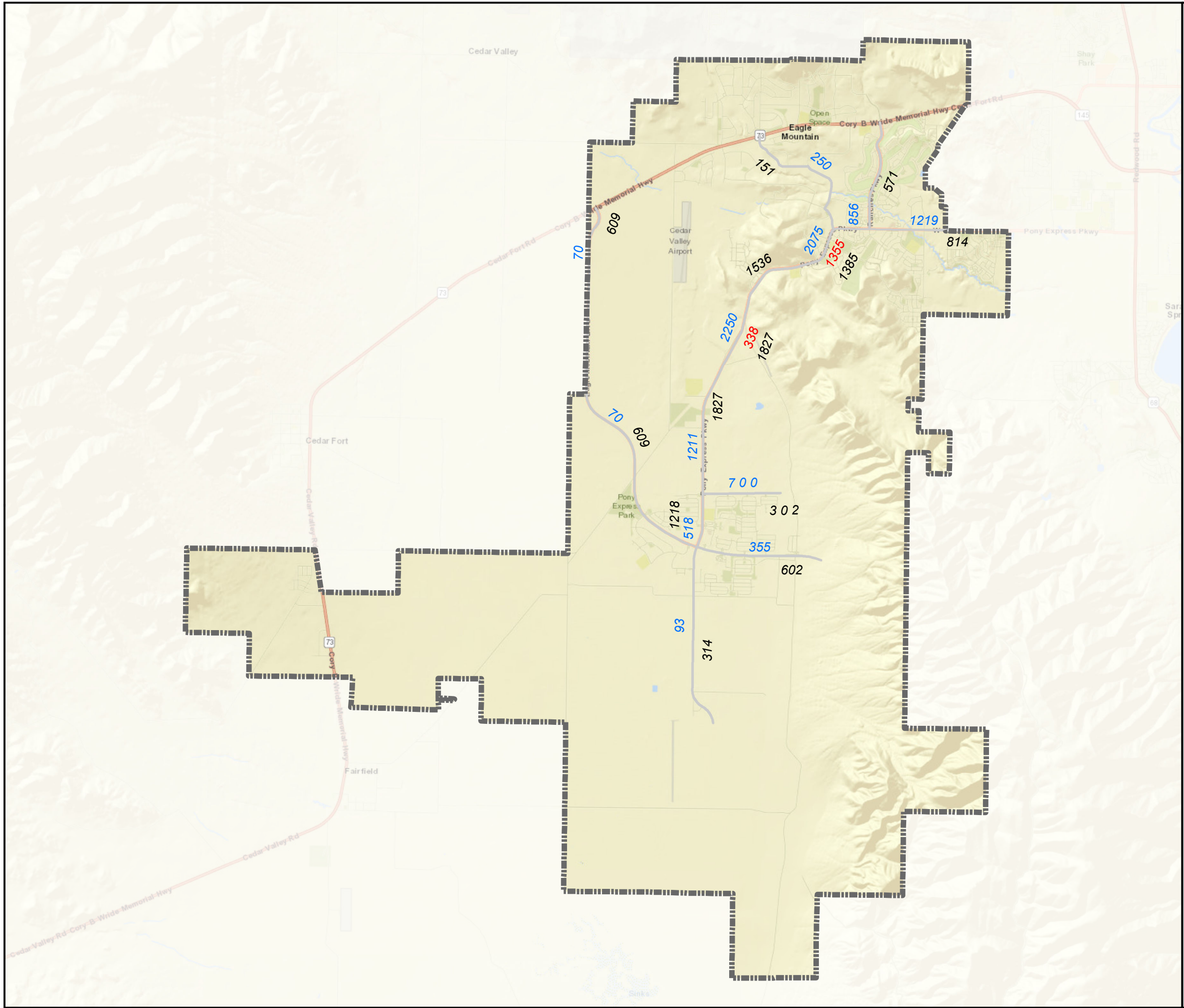
FIGURE 01: TRAFFIC
COUNT LOCATIONS

Legend

Count_Prov

-  Eagle Mountain
-  Horrocks Engineers
-  City Boundary





EAGLE MOUNTAIN

Eagle Mountain TDM Update

FIGURE 02: SCHOOL ADJUSTMENTS
FOR DAILY VOLUMES

Legend

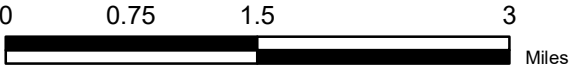
 City Boundary

School Volume

Hidden Hollow Elementary School

Frontier Middle School

Cedar Valley High School



Existing and Future Level of Service

Existing TDM Model

Roadway LOS is used as a planning tool to quantitatively represent the ability of a particular roadway to accommodate the travel demand. **Table 1** shows LOS traffic volume thresholds for each of the major roadways in the City. These values are based on principles from the Highway Capacity Manual (HCM) as well as regional experience. Roadway segment LOS can be mitigated with geometry improvements, additional lanes, two-way-left turn lanes, and access management.

Table 1: Eagle Mountain LOS Capacity Criteria in Vehicles per Day

Lanes	Arterial		Collector	
	LOS D	LOS E	LOS D	LOS E
2	10,000	11,500	9,000	10,500
3	11,500	13,000	10,000	11,500
4	25,000	29,000	19,000	22,500
5	26,500	30,500	NA	NA

A standard of LOS D for system streets (collectors and arterials) is used in Eagle Mountain and is typical for future planning. Attaining LOS C or better on these streets would be potentially cost prohibitive and may present societal impacts, such as the need for additional lanes and wider street cross-sections. LOS D suggests that for most times of the day, the roadways will be operating well below capacity. The peak times of the day will likely experience moderate congestion characterized by a higher vehicle density and slower than free flow speed.

Existing LOS

The LOS was calculated for each roadway according to the guidelines explained above and a LOS map is included in **Figure 3**. Based on our analysis of roadway network in and around Eagle Mountain there are three locations that are nearing an unacceptable LOS, and two segments that are already considered to be at an unacceptable LOS. The following list roadways that are either approaching capacity or above capacity and are visually shown in **Figure 2**:

Roadway Segments Above Capacity (LOS E or Worse):

- **Ranches Parkway:** Pony Express Pkwy to Porters Crossing Parkway

Roadway Segments Approaching Capacity (LOS D):

- **Pony Express Parkway:** Hidden Valley Parkway to Mid Valley Rd.
- **Eagle Mountain Blvd:** Cedar Fort Rd. to Pony Express Parkway

Mitigations to Existing Deficiencies

Although there are deficiencies in the existing network at Ranches Parkway south of Pony Express Parkway, future development shows the volumes will decline in the future and therefore,

no mitigations are recommended. If congestion persists in this location, mitigations from Peregrine Road to Pony Express Parkway will help alleviate congestion.

Future LOS

6-Year LOS

The TDM was used to project traffic volumes six (6) years into the future to 2024. This aligns with the end of Phase I of the current Transportation Master Plan (TMP). All projects timelines were included per Figure 38 of the current TMP and is included in this memo as **Figure 4**. The 6-year LOS is shown in **Figure 5**. The following project needs to be completed in a different phase as shown in **Figure 4**:

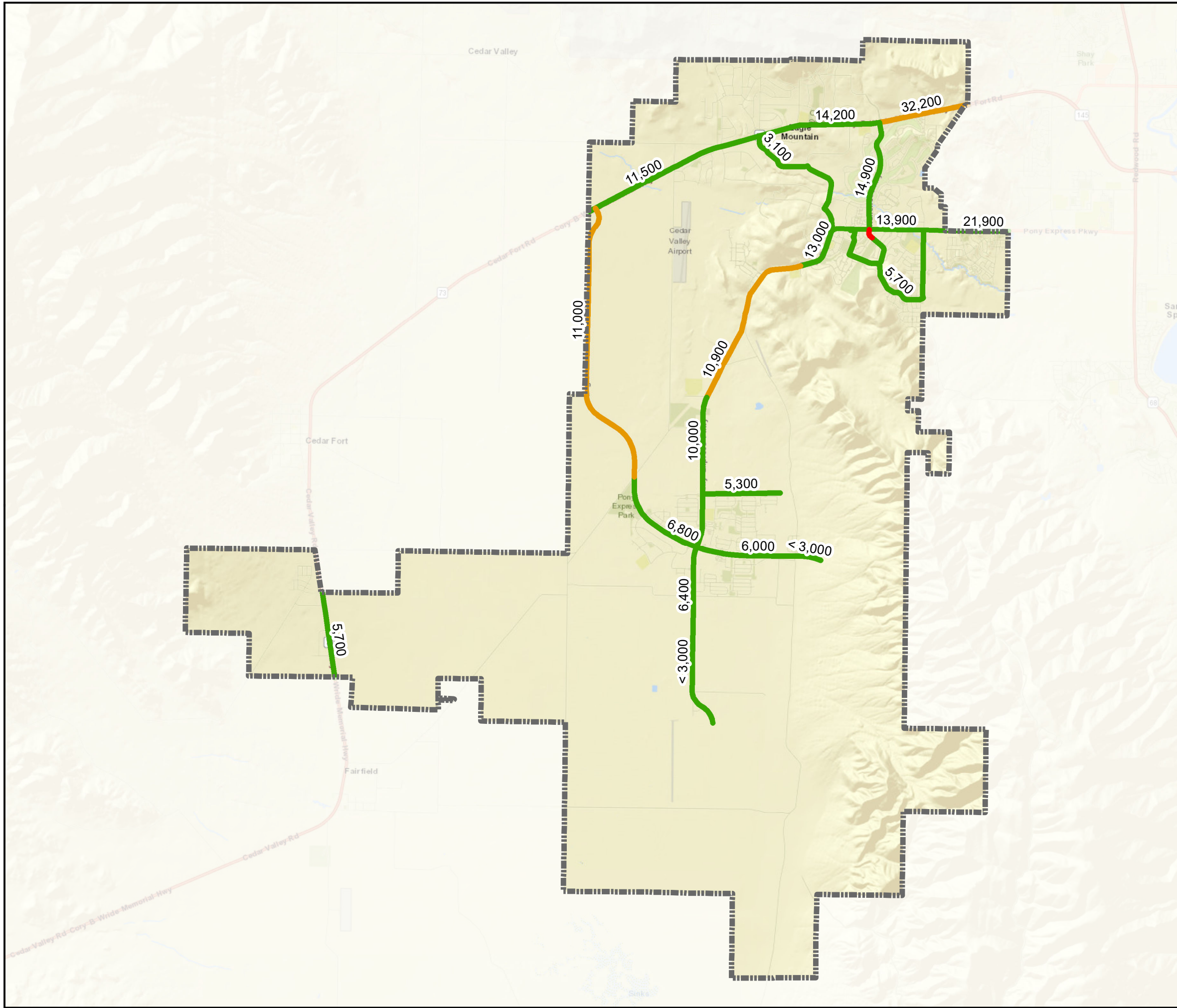
Pony Express Parkway: Project C3

Mid Valley Road to Bobby Wren Boulevard: Move from Phase 2 to Phase 1

Pony Express Parkway from Bobby Wren Boulevard to Eagle Mountain Boulevard
Remains in Phase 2.

2040 LOS

The TDM was used to project traffic volumes to 2040 which aligns with Phase 2 and Phase 3 of the current TMP. Other than Project C3 indicated in the 6-year analysis, all other projects fall within proper timelines as shown in **Figure 4**. The LOS for 2040 is shown in **Figure 6**.



EAGLE MOUNTAIN

Eagle Mountain TDM Update

FIGURE 03: EXISTING
LEVEL OF SERVICE

Legend

 City Boundary

Existing Level of Service

-  Acceptable (LOS C or Better)
-  Acceptable (LOS D)
-  Unacceptable (LOS E or Worse)

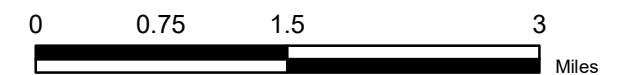
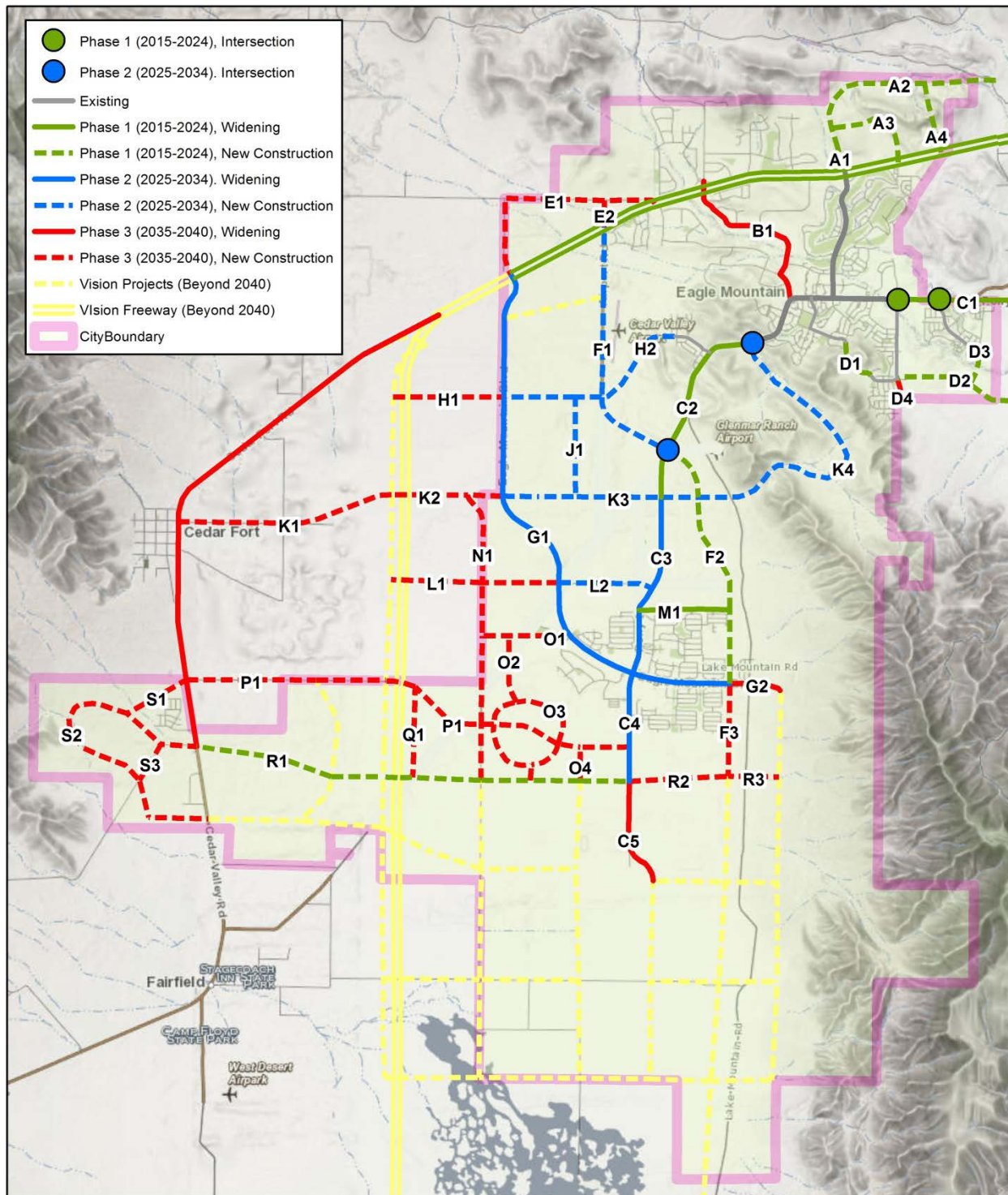


Figure 38 – Capitol Facilities Plan Phasing Map



Source: InterPlan



EAGLE MOUNTAIN

Eagle Mountain TDM Update

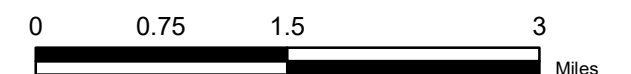
FIGURE 06: 2040 LOS

Legend

 City Boundary

2040 Level of Service

-  Acceptable (LOS C or Better)
-  Acceptable (LOS D)
-  Unacceptable (LOS E or Worse)



Construction Phasing for Pony Express Parkway

Included in this scope of work, further investigation on Pony Express Parkway was completed to determine the best timeline for construction. The following shows the roadway segments analyzed:

1. Lake Mountain Road to Mid Valley Road
2. Mid Valley Road to Bobby Wren Boulevard
3. Bobby Wren Boulevard to Eagle Mountain Boulevard

A year to year growth was calculated based on the existing, 6-year and 2040 traffic volumes and is shown in **Table 2**. This annual growth has the assumption that growth will be uniform between 2019-2024 and 2025-2040.

Table 2: Annual Growth on Pony Express

Road Segment	Existing Volume (2018)	6-Year Volumes	2019-2024 Growth	2040 Volume	2025-2040 Growth
1	10,900	19,500	1,440	30,500	1,840
2	10,000	15,300	890	23,200	1,320
3	8,000	9,600	270	19,200	1,600

To determine the estimated construction timing, the year to year growth from **Table 2** was applied to the existing volumes and is shown in **Table 3**. The construction phasing is determined as the time when the ADT surpasses 13,000 vehicles per day (vpd). This timeframe is indicated in **Table 3** in red.

Table 3: Pony Express Construction Phasing

Road Segment	2019 – 2021 ADT	2022 – 2024 ADT	2025 – 2028 ADT
1	10,340 – 15,220	16,660 – 19,540	21,380 – 26,900
2	10,890 – 12,670	13,560 – 15,340	16,660 – 20,620
3	8,270 – 8,810	9,080 – 9,620	11,220 – 16,020

Based on the results from the analysis, the following is our recommended construction phasing on Pony Express Parkway and is represented in **Figure 7**:

- 2019 – 2021: Lake Mountain Road to Mid Valley Road
- 2022 – 2024: Mid Valley Road to Bobby Wren
- 2025 – 2028: Bobby Wren to Eagle Mountain Blvd.

Figure 7: Pony Express Construction Phasing



January 22, 2020

Steve Mumford
Eagle Mountain City
Community Development Director
Via email: smumford@emcity.org

RE: Request for delayed submittal items
Master site plan application
Marketplace at Eagle Mountain Town Center

Steve,

We would like to have the following items reviewed and approved at the site plan approval stage for each individual parcel within the Marketplace at Eagle Mountain Town Center project and subdivision. Each parcel will submit a site plan for development and the items below will be submitted for review and approval with the site plan approval.

1. Landscaping plans
2. Grading/Drainage/Erosion plans
3. Lighting plans

We can make a note on the final subdivision plat if required, or include the requirement within our final development agreement if that route is desired.

Thanks for your all your work in helping us process this project!



Bill Gaskill
Amsource / Corner Partners



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 28, 2020

TITLE:	SilverLake South 21 & 24 - Site Plan - Public Hearing.
ITEM TYPE:	Site Plan
APPLICANT:	Flagship Homes

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

REQUIRED FINDINGS:

EMMC 17.100.020 Purpose

The site plan procedure establishes a process to evaluate proposed projects, ensuring that development will occur in a safe, functional manner and will not create nuisances for adjacent landowners.

PREPARED BY:

Michael Hadley,
Planning

BACKGROUND:

The SilverLake South preliminary plat was recommended for approval by the Planning Commission on September 24, 2019 and then approved by the City Council on October 1, 2019. Plats 21 and 24 are a part of the SilverLake South preliminary plat. This application is for site plans for both plats. Plat 21 consists of 27 single family lots and 32 townhome units for a total of 59 lots/units. Plat 24 consists of 39 single family lots and 33 townhome units for a total of 72 total lots/units.

ITEMS FOR CONSIDERATION:

Setbacks: The SilverLake MDA (Master Development Agreement) establishes the required setbacks for the patio garden court homes (PCG). The setback diagram is attached below.

Fencing: (MDA) Provide fencing of all open space along major roads located in the development, constructed of materials such as cedar or other durable or treated wood, approved durable vinyl or masonry. This fencing is required along with the timing of open space improvement. Also provide six-foot high privacy fencing along the rear lot lines of all lots with a rear lot line abutting an arterial or collector road. These fences shall be installed with the subdivision infrastructure, prior to the first building permit being issued in that phase of development.

Open Space/Landscaping: A cash escrow of \$2,810.40 per lot/unit will be charged at the time of plat recording. The overall general landscape plan for SilverLake South has been approved with the preliminary plat, but a detailed landscape plan and amenity points calculation will be required to be submitted for review by the staff with each final plat. The open space in these two plats will be maintained by the HOA.

Architectural Design: (MDA) The exteriors of each of the new PGC homes shall contain masonry materials, including stone, brick, fiber cement siding such as hardy board or similar product. Stucco may also be used as a primary exterior material, provided that the stucco shall not exceed 25% of any front elevation and elevation facing a public street. Such masonry materials shall be "wrapped" onto side exteriors (i.e. as exterior wainscoting) a minimum of 18

inches from the front elevation. No vinyl siding shall be permitted on any new PGC residential dwelling. The exteriors of each of the new MFR dwellings (townhomes) shall contain masonry materials, including stone, brick, and fiber cement siding, hardy board. Stucco may also be used as a primary exterior material, provided that the stucco shall not exceed 25% of any front elevation and elevation facing a public street. Such masonry materials shall be "wrapped" onto side exteriors (i.e. as exterior wainscoting) a minimum of 18 inches from the front elevation. No vinyl siding shall be permitted on any new MFR dwelling. Elevations are attached.

Parking: EMMC 17.55.120(C) The proposed site plan includes two-car garages for all lots/units. City code requires 2 parking stalls per dwelling units enclosed in garages. Townhouses require 2 stalls per dwelling unit (1 space to be within a fully enclosed garage) plus 1 guest parking space per 3 dwelling units. Plat 21 is required 11 guest stalls and Plat 24 is required 11 guest stalls for a total of 22 guest stalls. There are a total of 24 guest stalls in this proposal. There should be a least one ADA stall based on the total number of guest stalls.

RECOMMENDATION:

The Planning Commission may recommend approval, approval with conditions, table for more information, or denial based upon findings of facts. If the Planning Commission chooses to approve this application, we recommend the following motion:

I move that the Eagle Mountain Planning Commission recommend approval of the SilverLake South Plats 21 & 24 Site Plan with the following conditions:

- 1) Applicant shall pay a landscape cash escrow to the City of \$2,810.40 per lot/unit at plat recording;
- 2) Fencing along Golden Eagle Road shall match the collector road fencing approved for the Silverlake South area;
- 3) Any conditions the Planning Commission deems appropriate based on findings of facts.

If the Planning Commission feels that there are sufficient findings of facts to recommend denial of the proposed site plan, then the following motion is appropriate: I move that the Planning Commission recommend denial of the SilverLake South Plats 21 & 24 site plan based on the following findings of facts...

Attachments:

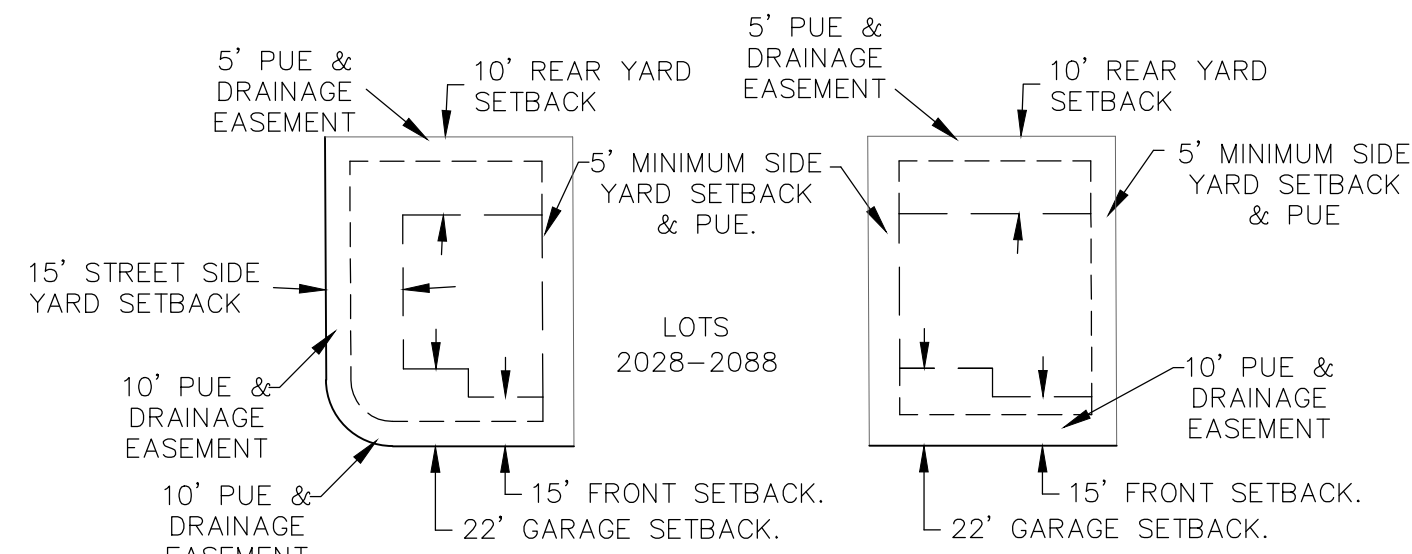
SilverLake Plats 21 & 24
Landscape 21 & 24.pdf
Townhouse Rendering 1

Townhouse Rendering 2
Setback PGC homes.pdf
Townhome setbacks.pdf
Silverlake Amended MDA.pdf

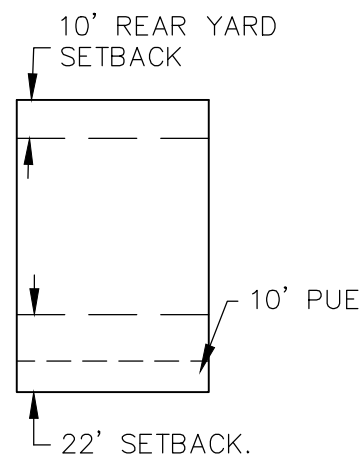
SILVERLAKE PLAT "21"

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE
AND MERIDIAN, EAGLE MOUNTAIN, UTAH

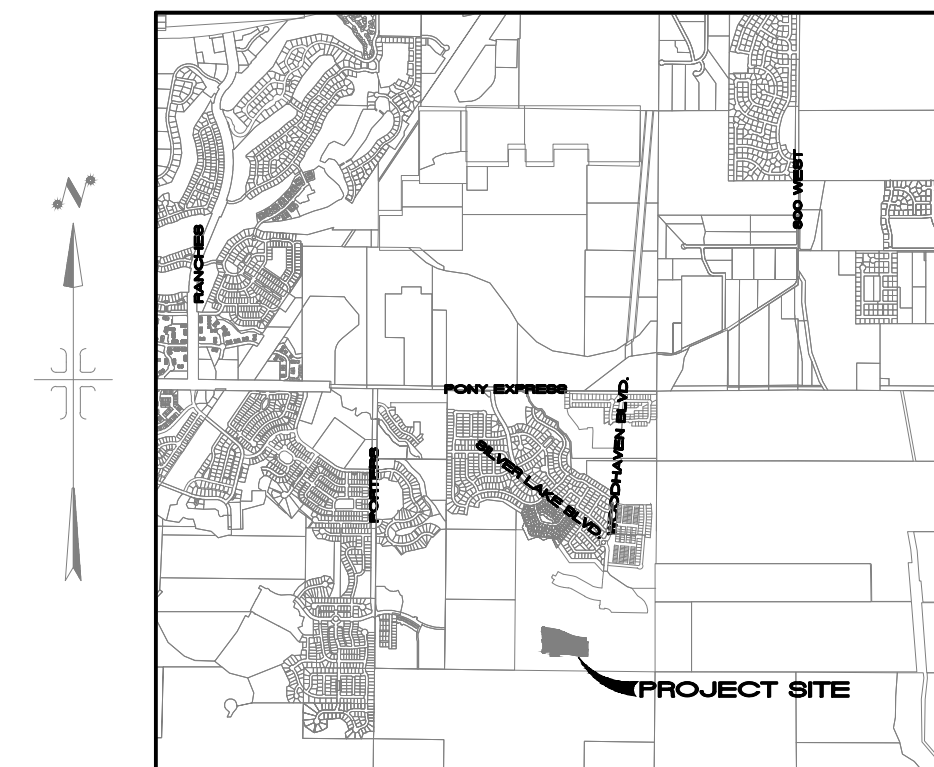
Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	23.56	15.00	90°00'00"	21.21
C2	23.56	15.00	90°00'00"	21.21
C3	42.56	273.50	8°55'01"	42.52
C4	48.84	326.50	8°34'16"	48.80
C5	23.48	15.00	89°40'05"	21.15
C6	23.56	15.00	89°59'10"	21.21
C7	23.44	15.00	89°32'20"	21.13
C8	66.49	835.00	4°33'45"	66.48
C9	309.82	786.50	22°34'11"	307.82
C10	413.98	813.50	29°09'26"	409.53
C11	32.99	842.00	2°14'43"	32.99



TYPICAL CORNER LOT
TYPICAL INTERIOR LOT
SETBACK AND EASEMENT DETAIL
-NTS-



SETBACK & EASEMENT DETAIL
TYPICAL TOWNHOME LOT
-NTS-



VICINITY MAP
NTS

DOMINION GAS COMPANY APPROVAL
Dominion approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval of acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion's right-of-way department at 1-800-366-8532

Approved this _____ day of _____, 20____, Dominion Gas Company
By: _____ Title: _____

ROCKY MOUNTAIN POWER APPROVAL
1. Pursuant to Utah Code Ann 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
(1). A recorded easement of right of way
(2). The law applicable to prescriptive rights
(3). Title 54, Chapter 8a, Damage to Underground Utility Facilities
(4). Any other provision of law

ROCKY MOUNTAIN POWER _____ DATE _____

DIRECT COMMUNICATIONS APPROVAL
Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No.1 Tariff.

DIRECT COMMUNICATIONS _____ DATE _____

LAND USE	
ACREAGE:	7.772 acres
ACREAGE IN LOTS:	4.057 acres
ACREAGE IN ROADS:	2.634 acres
SINGLE FAMILY LOTS:	27 LOTS
AVE. SINGLE FAMILY LOT:	4,258
TOWNHOME UNITS:	32 LOTS
TOTAL LOTS:	59 LOTS
LARGEST SINGLE FAMILY LOT:	5,775 SF
SMALLEST SINGLE FAMILY LOT:	3,245 SF
UNIT DENSITY:	7.59 LOTS PER ACRE

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

SURVEYOR'S CERTIFICATE

I, TRAMS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence No. 5152741, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as SILVERLAKE PLAT "21" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point which is North 89°20'14" West 1266.31 feet along the section line and North 277.08 feet from the Southeast Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°41'45" West 213.60 feet; thence North 81°25'07" West 431.72 feet; thence North 89°59'51" West 212.60 feet; thence Northwesterly 23.56 feet along the arc of a 15 foot radius curve to the left, through a central angle of 90°00'00" the chord of which bears North 44°48'40" West 21.21 feet; thence North 89°48'40" West 80.20 feet; thence North 00°11'20" East 190.00 feet; thence South 89°48'37" East 73.70 feet; thence North 00°11'23" East 40.00 feet; thence Northeasterly 23.56 feet along the arc of a 15 foot radius curve to the left, through a central angle of 90°00'00" the chord of which bears North 45°11'20" East 21.21 feet; thence Northerly 42.56 feet along the arc of a 273.50 foot radius curve to the left, through a central angle of 08°55'01" the chord of which bears North 04°16'11" West 42.52 feet; thence Northerly 48.84 feet along the arc of a 326.50 foot radius curve to the right, through a central angle of 08°34'16" the chord of which bears North 04°26'33" West 48.80 feet; thence North 00°09'25" West 31.41 feet; thence Northwesterly 23.48 feet along the arc of a 15 foot radius curve to the left, through a central angle of 89°40'05" the chord of which bears North 44°59'27" West 21.15 feet; thence North 00°10'30" East 77.00 feet; thence South 89°49'30" East 6.20 feet; thence Northeasterly 23.56 feet along the arc of a 15 foot radius curve to the left, through a central angle of 89°59'10" the chord of which bears North 45°10'55" East 21.21 feet; thence South 89°25'20" East 40.00 feet; thence Southwesterly 23.44 feet along the arc of a 15 foot radius curve to the left, through a central angle of 89°32'20" the chord of which bears South 44°34'50" East 21.13 feet; thence South 89°21'00" East 12.72 feet; thence Southeasterly 66.49 feet along the arc of a 835 foot radius curve to the right, through a central angle of 04°33'45" the chord of which bears South 87°04'07" East 66.48 feet; thence South 00°11'20" West 48.70 feet; thence Southeasterly 309.82 feet along the arc of a 786.50 foot radius curve to the right, through a central angle of 22°34'11" the chord of which bears South 73°11'31" East 307.82 feet; thence Southeasterly 413.98 feet along the arc of a 813.50 foot radius curve to the left, through a central angle of 29°09'26" the chord of which bears South 78°29'08" East 409.53 feet; thence South 01°03'51" East 28.50 feet; thence Easterly 32.99 feet along the arc of a 842 foot radius curve to the left, through a central angle of 02°14'43" the chord of which bears North 87°48'47" East 32.99 feet; thence South 00°11'20" West 273.02 feet to the point of beginning.

Parcel contains: 7.772 acres

Basis of Bearing: the line between the Southeast Corner and the South Quarter Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian which bears North 89°20'14" West taken from the State Plane Coordinate & Dependent Resurvey Plat found at the Utah County Surveyors Office. (NAD 83)

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

OWNER(S):
PRINTED NAME OF OWNER _____ AUTHORIZED SIGNATURE(S) _____

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF UTAH) S.S.

On the _____ day of _____, 20____, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires _____ NOTARY PUBLIC SIGNATURE _____

COMMISSION NUMBER _____ PRINTED NAME OF NOTARY _____
ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Eagle Mountain City, County of Utah, Approves this subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this _____ day of _____, 20____.

APPROVED BY MAYOR _____ APPROVED BY CITY ATTORNEY _____

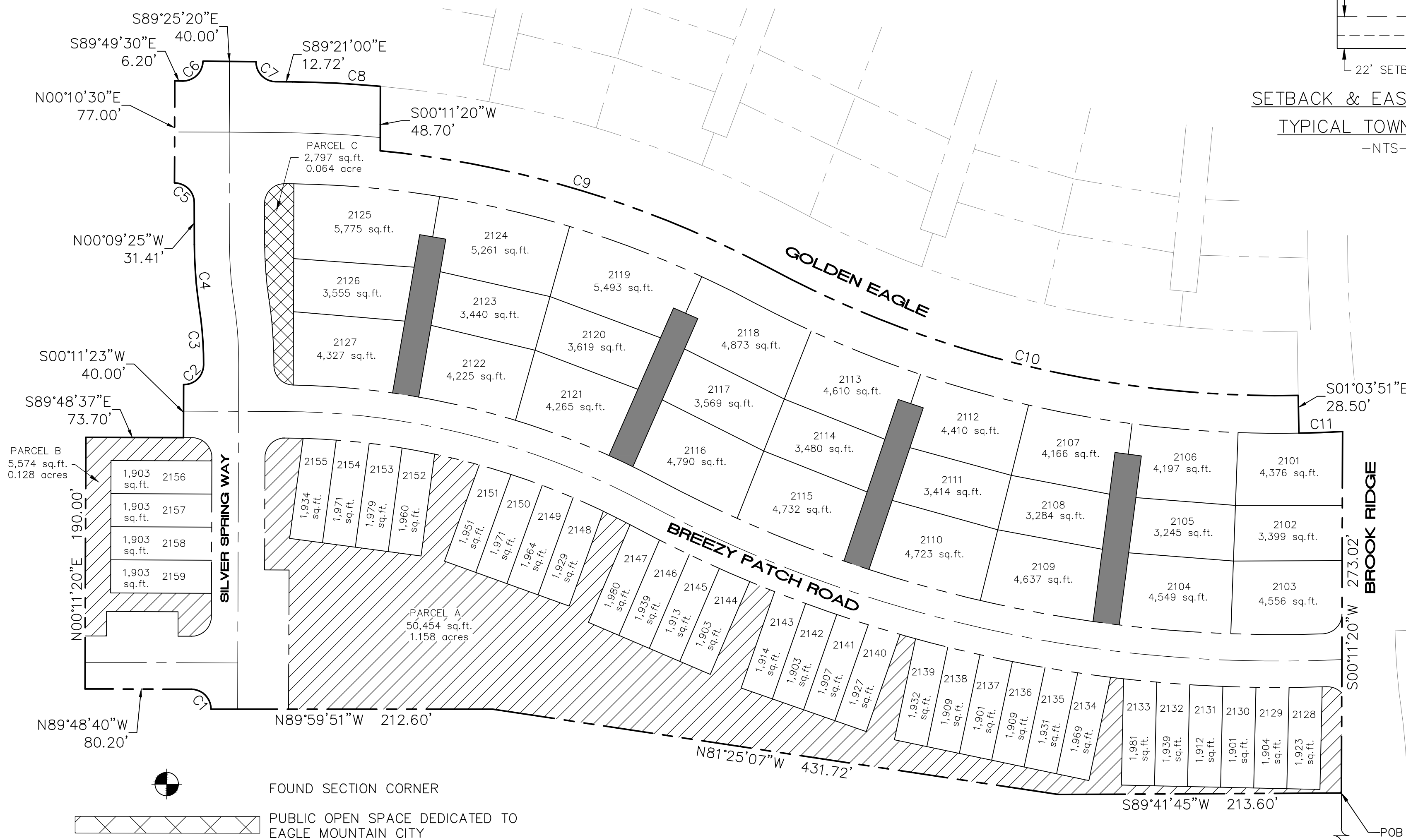
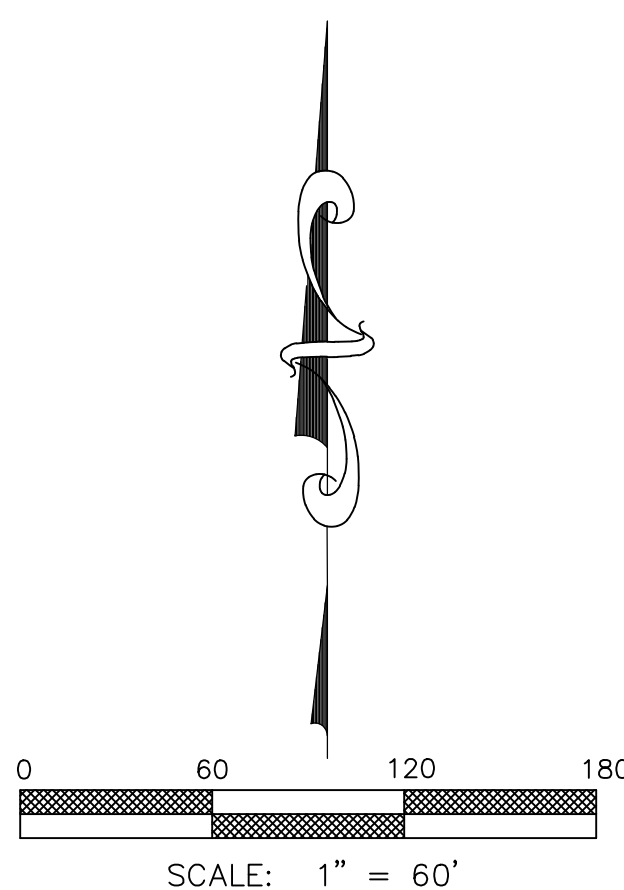
APPROVED BY CITY ENGINEER _____ ATTEST BY CITY RECORDER _____
(See Seal Below) (See Seal Below)

PLAT "21"
SHEET 1 OF 2

SILVERLAKE
A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

SURVEYOR SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDED SEAL



FOUND SECTION CORNER

PUBLIC OPEN SPACE DEDICATED TO EAGLE MOUNTAIN CITY

COMMON AREA

LIMITED COMMON (SHARED DRIVEWAY ACCESS, PUE & FIRE LANE WITH NO PARKING SIGNS)

BOUNDARY

SECTION LINE

ROAD CENTER LINE

EASEMENT LINE

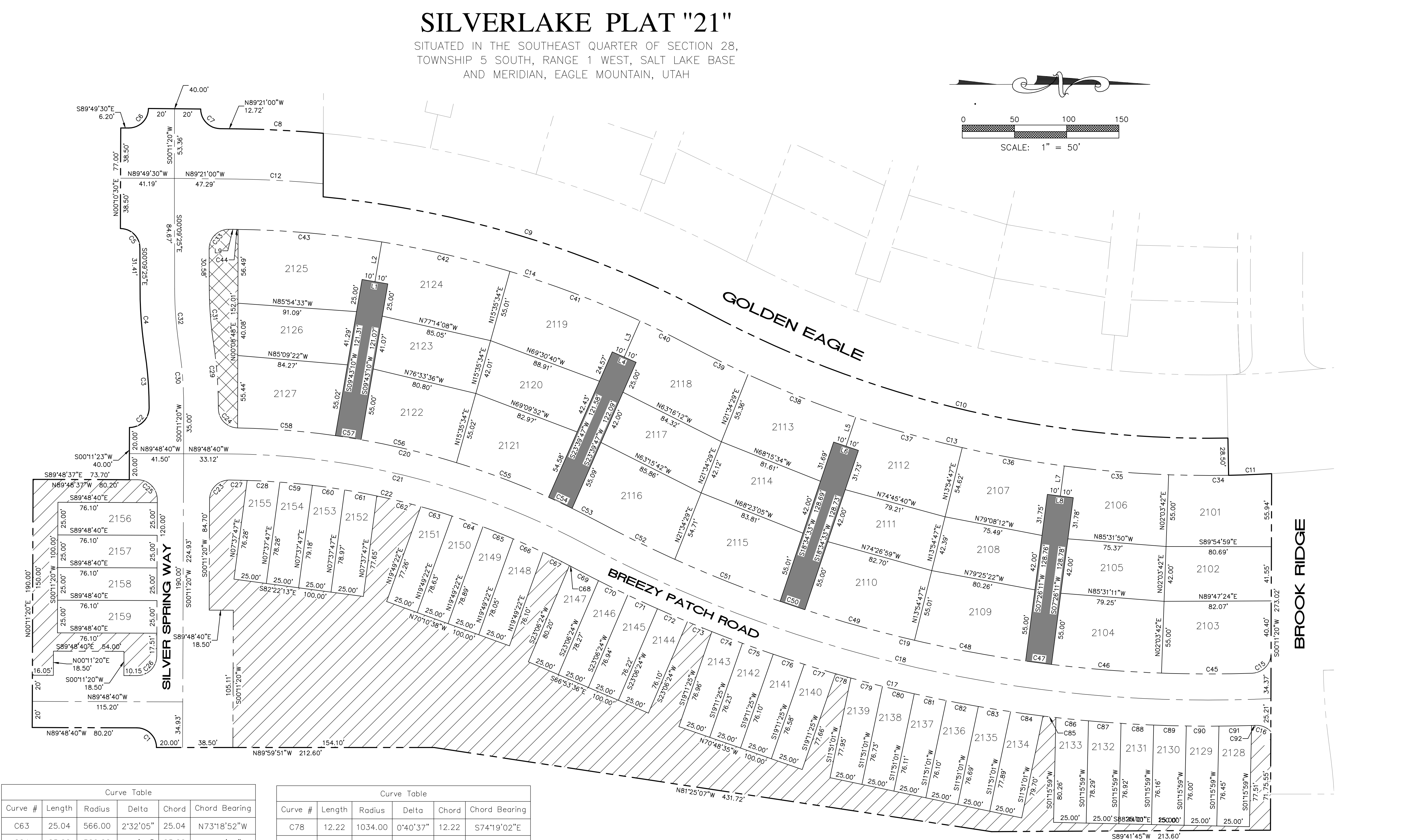
NOTES:
1- STUCCO SHALL NOT EXCEED 25% OF ANY FRONT ELEVATION AND ELEVATION FACING A PUBLIC STREET.
2- ALL EXTERIOR LIGHTING MUST COMPLY WITH EMMC CHAPTER 17.56 OUTDOOR LIGHTING STANDARDS.
3- PRIVACY FENCING FACING SILVERLAKE PARKWAY MUST BE CONSISTENT IN LOOK, MATERIALS, COLOR, AND CONSTRUCTION WITH THE RANCHES FENCING ALONG SILVERLAKE PARKWAY.
4-THE LANDSCAPING ALONG SILVERLAKE PARKWAY TO BE MAINTAINED BY SILVERLAKE HOA.
5-COLLECTOR ROAD FENCING REQUIRED ALONG GOLDEN EAGLE AND SILVERLAKE PARKWAY PER AGREEMENT.

FOUND UTAH COUNTY BRASS CAP 1959
SOUTH QUARTER CORNER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.

FOUND UTAH COUNTY BRASS CAP 1971
SOUTHEAST CORNER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.

N 89°20'14" W 2652.73'
1266.31'

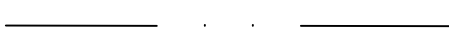
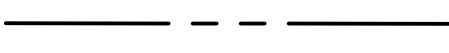
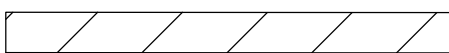
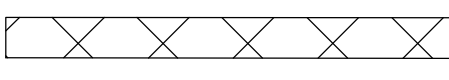
Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	23.56	15.00	90°00'00"	21.21	N44°48'40"W
C2	23.56	15.00	90°00'00"	21.21	N45°11'20"E
C3	42.56	273.50	8°55'01"	42.52	N04°16'11"W
C4	48.84	326.50	8°34'16"	48.80	S04°26'33"E
C5	23.48	15.00	89°40'05"	21.15	N44°59'27"W
C6	23.56	15.00	89°59'10"	21.21	N45°10'55"E
C7	23.44	15.00	89°32'20"	21.13	S44°34'50"E
C8	66.49	835.00	4°33'45"	66.48	S87°04'07"E
C9	309.82	786.50	22°34'11"	307.82	S73°11'31"E
C10	413.98	813.50	29°09'26"	409.53	S76°29'08"E
C11	32.99	842.00	2°14'43"	32.99	N87°48'47"E
C12	66.81	796.50	4°48'22"	66.79	N86°56'49"W
C13	428.49	842.00	29°09'26"	423.88	S76°29'08"E
C14	363.06	758.00	27°26'35"	359.60	N75°37'42"W
C15	23.00	15.00	87°52'14"	20.82	N44°07'27"E
C16	12.77	15.00	48°46'06"	12.39	N67°38'20"W
C17	543.50	1034.00	30°06'58"	537.26	S76°57'54"E
C18	545.24	1014.00	30°48'31"	538.69	S77°18'41"E
C19	521.04	994.00	30°02'01"	515.10	S76°55'26"E
C20	286.96	606.00	27°07'52"	284.29	N75°28'21"W
C21	285.39	586.00	27°54'15"	282.58	N75°51'33"W
C22	273.72	566.00	27°42'32"	271.07	N75°45'41"W
C23	23.61	15.00	90°11'42"	21.25	S45°17'11"W
C24	23.36	15.00	89°14'12"	21.07	S44°25'12"E
C25	23.56	15.00	89°59'57"	21.21	N44°48'39"W
C26	23.56	15.00	90°00'00"	21.21	N45°11'20"E
C27	13.71	566.00	1°23'16"	13.71	N88°55'20"W
C28	25.08	566.00	2°32'21"	25.08	N86°57'32"W
C29	50.87	326.50	8°55'35"	50.82	N04°15'54"W
C30	46.69	300.00	8°55'01"	46.64	N04°16'11"W
C31	40.91	273.50	8°34'16"	40.88	S04°26'33"E
C32	44.88	300.00	8°34'16"	44.84	S04°26'33"E
C33	23.77	15.00	90°48'25"	21.36	S45°14'48"W
C34	78.93	842.00	5°22'16"	78.90	N89°22'34"E
C35	80.24	842.00	5°27'36"	80.21	S85°12'30"E
C36	79.40	842.00	5°24'10"	79.37	S79°46'37"E
C37	84.83	842.00	5°46'21"	84.80	S74°11'21"E
C38	88.85	842.00	6°02'45"	88.81	S68°16'48"E
C39	49.23	842.00	3°21'00"	49.22	S63°34'55"E
C40	43.08	758.00	3°15'22"	43.07	N63°32'06"W
C41	106.71	758.00	8°03'57"	106.62	N69°11'46"W
C42	100.80	758.00	7°37'09"	100.72	N77°02'19"W
C43	110.52	758.00	8°21'13"	110.42	N85°01'30"W
C44	1.96	758.00	0°08'54"	1.96	N89°16'33"W
C45	69.44	994.00	4°00'09"	69.42	S89°56'22"E
C46	84.49	994.00	4°52'13"	84.47	S85°30'11"E
C47	20.00	994.00	1°09'10"	20.00	S82°29'30"E
C48	86.58	994.00	4°59'27"	86.56	S79°25'11"E
C49	87.20	994.00	5°01'35"	87.17	S74°24'40"E
C50	20.00	994.00	1°09'10"	20.00	S71°19'18"E
C51	86.80	994.00	5°00'12"	86.77	S68°14'37"E
C52	66.53	994.00	3°50'06"	66.52	S63°49'28"E
C53	21.31	606.00	2°00'55"	21.31	N62°54'52"W
C54	20.01	606.00	1°53'30"	20.01	N64°52'05"W
C55	75.30	606.00	7°07'10"	75.25	N69°22'25"W
C56	75.21	606.00	7°06'40"	75.16	N76°29'20"W
C57	20.00	606.00	1°53'28"	20.00	N80°59'24"W
C58	75.12	606.00	7°06'09"	75.07	N85°29'13"W
C59	25.02	566.00	2°31'57"	25.02	N84°25'23"W
C60	25.00	566.00	2°31'52"	25.00	N81°53'28"W
C61	25.04	566.00	2°32'04"	25.03	N79°21'30"W
C62	34.67	566.00	3°30'34"	34.66	N76°20'12"W



Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C63	25.04	566.00	2°32'05"	25.04	N73°18'52"W
C64	25.00	566.00	2°31'52"	25.00	N70°46'54"W
C65	25.02	566.00	2°31'57"	25.01	N68°15'00"W
C66	25.08	566.00	2°32'19"	25.08	N65°42'52"W
C67	22.52	566.00	2°16'48"	22.52	N63°18'18"W
C68	2.55	566.00	0°15'29"	2.55	N62°02'10"W
C69	22.53	1034.00	1°14'54"	22.53	S62°31'52"E
C70	25.04	1034.00	1°23'14"	25.04	S63°50'56"E
C71	25.01	1034.00	1°23'09"	25.01	S65°14'08"E
C72	25.00	1034.00	1°23'07"	25.00	S66°37'16"E
C73	20.24	1034.00	1°07'18"	20.24	S67°52'28"E
C74	25.01	1034.00	1°23'09"	25.01	S69°07'42"E
C75	25.00	1034.00	1°23'07"	25.00	S70°30'50"E
C76	25.01	1034.00	1°23'08"	25.00	S71°53'58"E
C77	25.02	1034.00	1°23'12"	25.02	S73°17'08"E

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C78	12.22	1034.00	0°40'37"	12.22	S74°19'02"E
C79	25.03	1034.00	1°23'13"	25.03	S75°20'58"E
C80	25.01	1034.00	1°23'09"	25.01	S76°44'09"E
C81	25.00	1034.00	1°23'07"	25.00	S78°07'16"E
C82	25.01	1034.00	1°23'09"	25.01	S79°30'24"E
C83	25.03	1034.00	1°23'13"	25.03	S80°53'35"E
C84	25.07	1034.00	1°23'20"	25.07	S82°16'52"E
C85	9.88	1034.00	0°32'51"	9.88	S83°14'57"E
C86	25.08	1034.00	1°23'23"	25.08	S84°13'05"E
C87	25.04	1034.00	1°23'15"	25.04	S85°36'23"E
C88	25.01	1034.00	1°23'09"	25.01	S86°59'35"E
C89	25.00	1034.00	1°23'07"	25.00	S88°22'44"E
C90	25.00	1034.00	1°23'08"	25.00	S89°45'51"E
C91	25.02	1034.00	1°23'12"	25.02	N88°50'59"E
C92	3.24	1034.00	0°10'46"	3.24	N88°04'00"E

Line Table		
Line #	Length	Direction
L1	20.00	S80°16'50"E
L2	30.90	N09°42'43"E
L3	30.29	N23°39'19"E
L4	20.00	S66°20'13"E
L5	23.24	N18°34'06"E
L6	20.00	S71°25'27"E
L7	23.18	N07°25'43"E
L8	20.00	S82°33'49"E
L9	5.04	S89°21'00"E



FOUND SECTION CORNER

PUBLIC OPEN SPACE DEDICATED TO EAGLE MOUNTAIN CITY

COMMON AREA

LIMITED COMMON (SHARED DRIVEWAY ACCESS, PUE & FIRE LANE WITH NO PARKING SIGNS)

BOUNDARY

SECTION LINE

PLAT " 21 "

SHEET 2 OF 2

SILVERLAKE

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

SURVEYOR SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDED SEAL
---------------	--------------------	---------------------------	---------------------

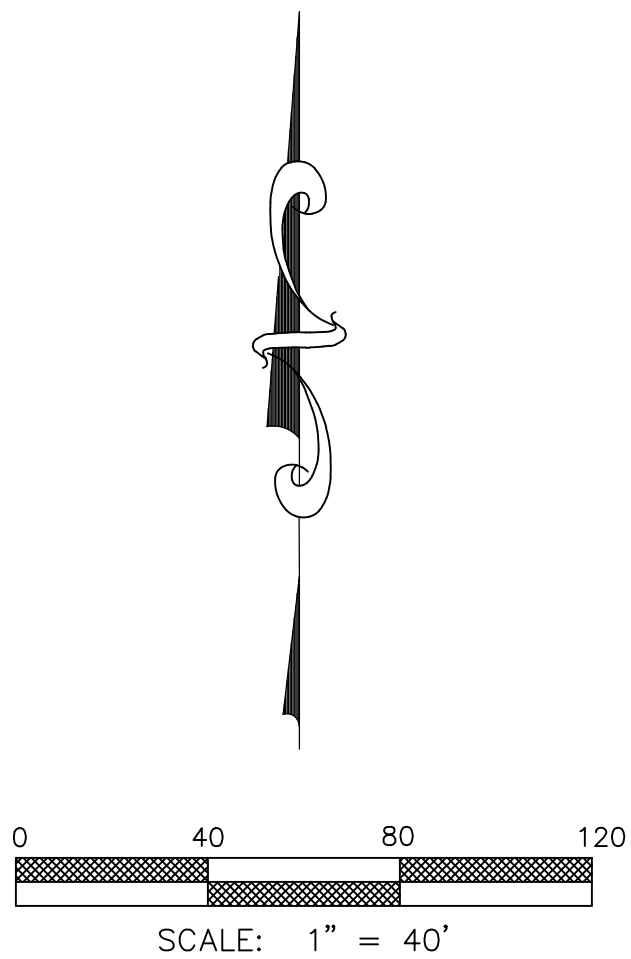
SILVERLAKE PLAT "24"

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE
AND MERIDIAN, EAGLE MOUNTAIN, UTAH



Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	23.56	15.00	90°00'00"	21.21	N44°48'40"W
C2	92.64	960.50	5°31'34"	92.60	S06°29'30"E
C3	36.34	500.00	4°09'50"	36.33	N01°53'35"W
C4	23.44	15.00	89°31'34"	21.13	S44°34'27"E
C5	23.69	15.00	90°28'26"	21.30	N45°25'33"E
C6	12.34	15.00	47°07'52"	11.99	N22°54'10"W
C7	12.34	15.00	47°07'52"	11.99	S24°13'42"W
C8	12.34	15.00	47°07'52"	11.99	N22°54'10"W
C9	12.34	15.00	47°07'52"	11.99	S24°13'42"W
C10	12.34	15.00	47°07'52"	11.99	N22°54'10"W
C11	12.34	15.00	47°07'52"	11.99	S24°13'42"W
C12	12.34	15.00	47°07'52"	11.99	N22°54'10"W

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C13	12.34	15.00	47°07'52"	11.99	S24°13'42"W
C14	12.34	15.00	47°07'52"	11.99	N22°54'10"W
C15	12.34	15.00	47°07'52"	11.99	S24°13'42"W
C16	12.34	15.00	47°07'52"	11.99	N22°54'10"W
C17	36.40	520.00	4°00'38"	36.39	N01°48'59"W
C18	15.31	520.00	1°41'13"	15.31	N02°58'42"W
C19	21.09	520.00	2°19'25"	21.09	N00°58'23"W



- FOUND SECTION CORNER
- PUBLIC OPEN SPACE DEDICATED TO EAGLE MOUNTAIN CITY
- COMMON AREA
- LIMITED COMMON (SHARED DRIVEWAY ACCESS, PUE & FIRE LANE WITH NO PARKING SIGNS)
- BOUNDARY
- SECTION LINE

PLAT "24"

SHEET 2 OF 2

SILVERLAKE

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

SURVEYOR SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDED SEAL
---------------	--------------------	---------------------------	---------------------

GOLDEN EAGLE PARK STRIPS
ASSOCIATED WITH GOLDEN EAGLE

COMMUNITY GARDEN

(2) SHADE TRELLIS

FIRE PIT

PLAY SPACE

CRUSHED ROCK PATHWAYS (TYP.)

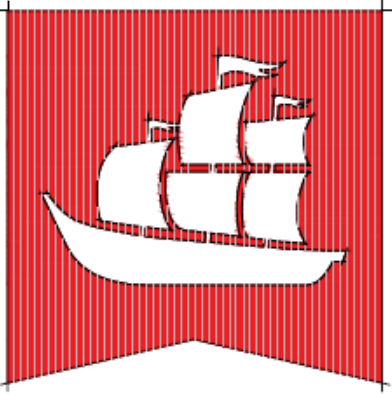
6' VINYL FENCING

BREEZY PATCH ROAD

LAKE CORNER DRIVE

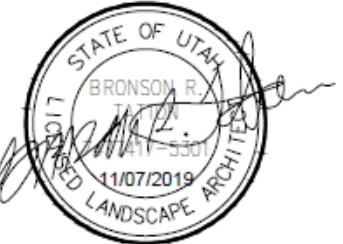
OPEN SPACE ASSOCIATED WITH
PHASES 21 & 24

CLUBHOUSE
& PODIUM



flagship
homes

1250 East 200 South, Ste. 1D
Lehi | Utah | 84043



call 811 or visit www.bluestakes.org
before you dig to have all utilities
located and marked

SILVER LAKE SOUTH

PHASE 21 & 24 LANDSCAPE PLAN

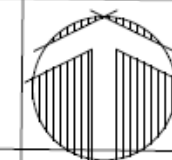
Eagle Mountain City, Utah

NOVEMBER 2019

LANDSCAPE
planting
overview

51

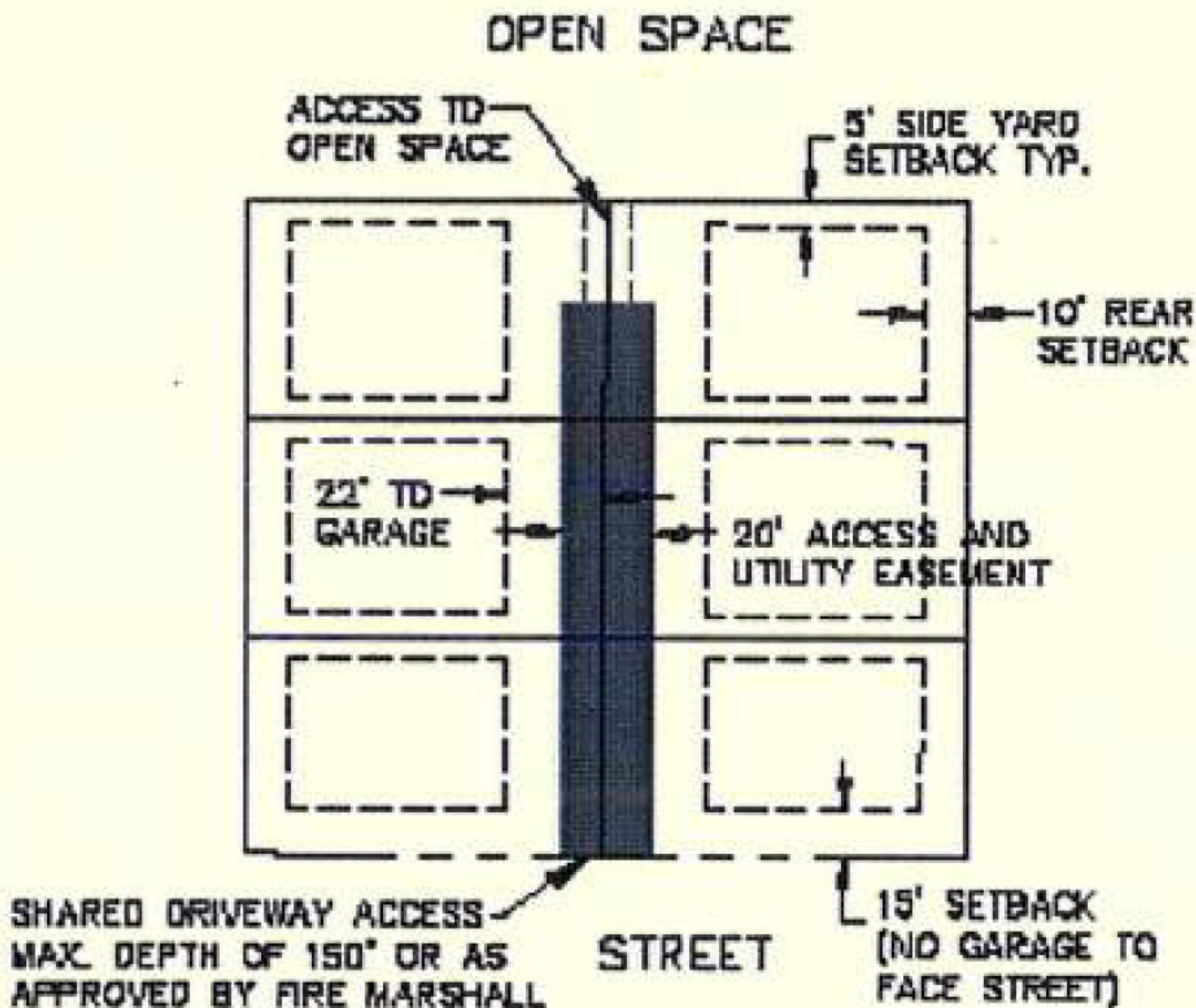
L-101



0' 20' 40' 80'
scale 1"=40' on 22x34 sheet
scale 1"=80' on 11x17 sheet







TYPICAL CLUSTER UNIT LAYOUT
 —NTS—

PRIVATE AREA

10.0'

UNIT

DRIVEWAY
SIDEWALK

CURB & GUTTER

22' GARAGE
SETBACK IF ALONG
A PUBLIC STREET

TYPICAL TOWNHOME UNIT
-NTS-

**AMENDED & RESTATED
EAGLE MOUNTAIN CITY
MASTER DEVELOPMENT AGREEMENT
FOR SILVER LAKE**

This AMENDED & RESTATED EAGLE MOUNTAIN CITY MASTER DEVELOPMENT AGREEMENT FOR SILVER LAKE (the "Agreement") is entered into this 16th day of January, 2013 by and between Eagle Mountain City (the "City") and Silver Lake Land LLC, a Utah limited liability company ("SLL" or "Developer"). This Agreement includes an Exhibit File which is incorporated by reference in this Agreement. All references to "Exhibits" in this Agreement are either referring to documents, attached here to or to the documents contained in the Exhibit File.

RECITALS

This Agreement is made with reference to the following facts.

On June 18, 2002, the City, on the one hand, and the "Evans Ranch Development Group," on the other hand (consisting of Evans Ranch, L.C., Mortgage Investment Trust, Development Associates, and John D. Jacob Company), entered into that certain Eagle Mountain City Master Development Agreement and Annexation Agreement for the Evans Ranch Annexation and Carson Parcel Development (the "Original Annexation Agreement").

The Original Annexation Agreement related to the annexation and development of certain property referred to therein as "Evans Ranch", which property is more particularly described therein as Exhibit 1. Pursuant to and in connection with the Original Annexation Agreement, the City enacted an Annexation Ordinance (Ordinance No. O 22-2002 annexing the "Evans Ranch" property into the City).

The Original Annexation Agreement was subsequently amended pursuant to that certain (a) First Amendment to Eagle Mountain City Master Development Agreement and Annexation Agreement dated May 6, 2003 between the City and S.L.6 LLC, ("SL6"), as successor in interest to the Evans Ranch Development Group (the "First Amendment"), and (b) Second Amendment to the Eagle Mountain City Master Development Agreement with SL6, LLC dated March 22, 2006, between the City and SL6 (the "Second Amendment"). The Original Annexation Agreement, the First Amendment and the Second Amendment are collectively referred to herein as the "Original Master Development Agreement".

Among other things, the First Amendment acknowledged that SL6 acquired all of the interests of the Evans Ranch Development Group in the Evans Ranch property, and further,

changed the name by which the land subject to the Original Annexation Agreement would be known from "Evans Ranch" to the "Silver Lake Development."

In exchange for a loan from Zions Bank, SL6 pledged various collateral to Zions Bank, including two Trust Deeds on the Silver Lake project, Entry No. 56342: 2004, recorded May 17, 2004, and Entry No. 13642:2005 recorded Jan. 31, 2005, and an assignment of various banked water entitlements, which collateral Zions Bank later assigned and transferred, and Silver Lake Land, LLC as successor to Zions Bank later foreclosed and took title to the Silver Lake project, as reflected by Trustee's Deeds Entry Nos. 50920:2012 and 50921:2012, and Silver Lake Land, LLC continues to hold the assignment of the banked water entitlements as collateral for the SL6 loan. A legal description of the property owned by SLL is attached hereto as Exhibit G.

The Original Master Development Agreement defines the rights and responsibilities of the parties with respect to the development of the land and funding for public improvements in the "Silver Lake Master Development Planned Area" (sometimes referred to herein as the "Master Planned Area" or the "Master Development Area").

Larry S. Carson is the property owner of the "Carson" parcel, which is property that is described in Exhibit 2 to the Original Annexation Agreement. The Carson parcel was annexed pursuant to the Original Annexation Agreement and the Carson parcel is not included in the Master Planned Area. Larry Carson was not affiliated with SL6, and this Agreement shall not modify or have any effect whatsoever on prior approvals and entitlements received with respect to the Carson parcel, and/or obligations of Carson which remain unsatisfied as of the date hereof, if any, as set forth in the Original Annexation Agreement.

The City has requested that the Original Annexation Agreement, the First Amendment and the Second Amendment be consolidated into a single amended and restated agreement, and to this end, this Agreement amends and restates in its entirety the Original Master Development Agreement (exclusive of the terms relating to the Carson parcel).

In addition, this Agreement amends various terms of the Original Master Development Agreement, including but not limited to the Amended Master Development Plan Map and Land Use Element for the land. All required notices, public hearings, and other matters preliminary to the adoption of this Agreement have been completed and conducted according to law as of the date of the City's execution of this Agreement and in full force and effect.

In addition to amending the Amended Master Development Plan Map and Land Use Element of the Master Development Area, the parties desire to make certain additional changes to the Original Master Development Agreement, as set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties contained herein, the parties agree as follows:

1. Master Development Plan Map. The Amended Master Development Plan Map and Land Use Element dated January, 2013, is attached to this Agreement as Exhibit A1, and is hereby substituted for the Master Development Plan Map(s) and Land Use Element(s) attached to the Original Master Development Agreement. The Developer shall have the vested right to the specific land uses and development density and the obligation to develop the property, dedicate open space to the City and meet the development requirements as described in this Agreement and as represented on Exhibit A1. As established on Exhibit A1, the Developer is entitled to a maximum of 1,800 residential units ("Development Density"). The following table depicts the approved development areas ("Development Area(s)"), uses, and densities.

<u>Development Area</u>	<u>Area Size</u>	<u>Land Uses</u>	<u>Max # of Dwelling Units</u>	<u>Gross Density</u>
Area 'A'	34.6 Acres	Single Family	200	5.78 du/ac
Area 'B'	46.6 Acres	Mixed	400	8.58 du/ac
Area 'C'	28.4 Acres	Mixed	200	7.04 du/ac
Area 'D'	83.0 Acres	Mixed	600	7.23 du/ac
Area 'E'	78.6 Acres	Single Family	400	5.08 du/ac
Total	271.2 Acres		1800	6.64 du/ac

2. The Property is divided into five (5) Development Areas that permit a maximum number of units per acre within each Development Area. The location of each of the Development Areas is depicted on Exhibit A1. The development of each Development Area must contain improvements to meet the City's current Tier II, Tier III or Tier IV requirements concurrent with the density for that particular Development Area, or such other requirements as adopted by the City in the future. The City shall not issue any final subdivision plat until Developer has demonstrated how it will meet the City's Tier II, Tier III, or Tier IV requirements for that particular Development Area.

3. Single-Family Residential Development. In addition to the requirements set forth in paragraph 2, the Developer agrees to comply with the following development standards and conditions and provide the following additional improvements and amenities in connection with its development of single family residential ("SFR") lots in areas A through E:

- a. Maintain a lot width of not less than fifty five (55) feet at the front yard building setback line on all SFR lots.
- b. Provide a variety of lot sizes in each neighborhood. These SFR lot developments will be required to meet open space requirements as defined in Exhibit B.

c. Construct and provide an upgraded entryway into each subdivision within the Silver Lake Development, consisting of a landscaped entryway with a permanent monument sign approved by the City that bears the name of the subdivision; the City shall not unreasonably deny approval of subdivision entryway monuments. Entryway monument sign locations for the overall Silver Lake development are designated on Exhibit A2.

d. Provide fencing of all open space along major roads located in the development, constructed of materials such as cedar or other durable or treated wood, masonry, or composite fencing. This fencing is required along with the timing of open space improvement. Also provide six-foot high privacy fencing along the rear lot lines of all lots with a rear lot line abutting an arterial or collector road. These fences shall be installed with the subdivision infrastructure, prior to the first building permit being issued in that phase of development.

e. Provide upgraded approved street signs, not plain metal posts.

f. Pay a fee of \$475 per lot to the City upon issuance of a building permit to pay for the purchase and planting of trees in park strips along road rights of way.

g. The exteriors of each of the new SFR dwellings constructed in any new phase on or after the date of this Agreement shall contain masonry materials, including stone, brick, and fiber cement siding such as hardy board, or similar product, as fundamentally depicted on the renderings in Exhibit C-1. Stucco may also be used as an exterior material, provided that the stucco shall not exceed 25% of any front elevation and elevation facing a public street. Such masonry materials shall be "wrapped" onto side exteriors (i.e. as exterior wainscoting) a minimum of 18 inches from the front elevation. No vinyl siding shall be permitted on any new single family residential dwelling. Notwithstanding the foregoing, this subsection (i) shall apply only to new development phases of the Master Development Area which have not commenced as of the date of this Agreement, and shall not apply to any existing subdivision or phase within the Master Development Area.

4. Patio/Garden Court/Cluster Home Development. In addition to the requirements set forth in paragraph 2, the Developer shall have the option to develop and construct patio/garden court/cluster ("PGC") homes within the Silver Lake Development in locations identified on Exhibit A1 and fundamentally consistent with the renderings in Exhibit C-1. These homes are generally located on a small lot or clustered near other detached homes, and generally include a park, courtyard, or additional improved open space within the immediate neighborhood. These are not just small single-family lots; they are to be designed with parks, courtyards, or open space as an integral part of the neighborhood. The Developer agrees to comply with the following development standards and conditions and provide the following

additional improvements and amenities in connection with its development and construction of the PGC residential dwellings within the Silver Lake Development:

a. PGC homes must be distributed in areas identified on the master plan map, Exhibit A1. PGC (lots under 5,500 square feet or with a lot frontage of less than 55 feet) shall not be clustered together in groups of more than 65 lots.

b. All PGC homes shall be within 1,250 feet of a neighborhood, community park, or pocket park. PGC Improved Open space requirements are defined in section 5 and Exhibit B.

c. Provide fencing of all open space along major roads located in the development, constructed of materials such as cedar or other durable or treated wood, approved durable vinyl or masonry. This fencing is required along with the timing of open space improvement. Also provide six-foot high privacy fencing along the rear lot lines of all lots with a rear lot line abutting an arterial or collector road. These fences shall be installed with the subdivision infrastructure, prior to the first building permit being issued in that phase of development.

d. Provide upgraded approved street signs, not plain metal posts.

e. Pay a fee of \$300 to the City upon issuance of a building permit to pay for the purchase and planting of trees in park strips along road rights of way.

f. The exteriors of each of the new PGC homes shall contain masonry materials, including stone, brick, fiber cement siding such as hardy board or similar product, fundamentally consistent to the renderings in Exhibit C-1. Stucco may also be used as a primary exterior material, provided that the stucco shall not exceed 25% of any front elevation and elevation facing a public street. Such masonry materials shall be "wrapped" onto side exteriors (i.e. as exterior wainscoting) a minimum of 18 inches from the front elevation. No vinyl siding shall be permitted on any new PGC residential dwelling. PGC dwellings are expected to be built similar to and substantially compliant with the design and materials as represented and depicted in the renderings included as Exhibit C-1.

g. The minimum setbacks for the PGC home units shall be consistent with the Setback Exhibit attached to this Agreement as Exhibit D. Other PGC home designs will be considered and proposed in the future.

5. Multi-Family Development. In addition to the requirements set forth in paragraph 2, the Developer shall have the option to develop and construct multi-family residential "MFR" dwellings within the Silver Lake Development in a manner consistent with Exhibit A1 and

fundamentally consistent with the renderings in Exhibit C-2. The Developer shall be permitted to construct up to 20% of the Development Density, or 360 total units, as MFR. The Developer agrees to comply with the following development standards and conditions and provide the following additional improvements and amenities in connection with its development and construction of the multi-family residential dwellings within the Silver Lake Development:

- a. No stacked flat apartments or stacked condos will be allowed.
- b. MFR homes must be distributed within the area identified on Exhibit A1, and shall not be clustered together in groups of more than 65 lots.
- c. All MFR homes shall be within 1,250 feet of a neighborhood, community park, or pocket park. MFR Improved Open space requirements are defined in section 5 and Exhibit B.
- d. Provide fencing of all open space along major roads located in the development, constructed of materials such as cedar or other durable or treated wood, approved durable vinyl or masonry. This fencing is required along with the timing of open space improvement. Also provide six-foot high privacy fencing along the rear lot lines of all lots with a rear lot line abutting an arterial or collector road. These fences shall be installed with the subdivision infrastructure, prior to the first building permit being issued in that phase of development.
- e. Provide upgraded approved street signs, not plain metal posts.
- f. Pay a fee of \$300 to the City upon issuance of a building permit to pay for the purchase and planting of trees in park strips along road rights of way.
- g. The exteriors of each of the new MFR dwellings shall contain masonry materials, including stone, brick, and fiber cement siding, hardy board or similar product as fundamentally depicted on the renderings in Exhibit C-2. Stucco may also be used as a primary exterior material, provided that the stucco shall not exceed 25% of any front elevation and elevation facing a public street. Such masonry materials shall be "wrapped" onto side exteriors (i.e. as exterior wainscoting) a minimum of 18 inches from the front elevation. No vinyl siding shall be permitted on any new MFR dwelling. MFR dwellings are expected to be built substantially compliant with the design and materials as represented/depicted on the renderings included as Exhibit C-2.
- h. The minimum setbacks for the MFR units shall be consistent with the Setback Exhibit attached to this Agreement as Exhibit D. This provides only an example of the type of MFR development that may be built. Other MFR designs may be considered and proposed in the future.

6. Improved Open Space. All open space requirements for previous development phases within the SilverLake Development will be deemed as fulfilled. The open space requirements in this agreement will apply to the current undeveloped land in areas A through E held by SLL within the Silver Lake Development. Based upon the requirements in the Parks and Open Space Master Plan, shown in Exhibit E, the following open space will be improved and/or deeded to the City with this development:

a. Amphitheater Addition. An area consisting of 6.42 acres, as depicted in Exhibit A2, shall be preserved adjacent to the existing amphitheater for plaza and park space, and also to provide some permanent and temporary parking for events. This area shall be deeded to the City along with the recordation of the first subdivision plat in Area A, and shall be free and clear of all encumbrances and upon a form of deed acceptable to the City and will count towards the Community Park space requirements. This area shall be improved by the City in the timing determined by the City in a manner similar to the Silver Lake Amphitheater Preferred Concept. Developer agrees to excavate the excess material from the Amphitheater Community Park property being conveyed to the City so that the entire property, other than the sloped retention areas around the perimeter of the property, will be usable for parking and will not exceed a 6% slope. A play area shall be included as well.

b. Neighborhood and Pocket Parks. 14.541 acres of neighborhood parks (generally 3-5 acres in size) or pocket parks (greater than 0.5 acres in size) are required to be improved based on the requirements defined on Exhibit B. The general locations of these parks are shown on the Open Space Map, Exhibit A2. These parks shall be designated with each subdivision plat and improved along with each subdivision, including the features and amenities required by the City Code Chapter 16.35. The required park space for each phase of development must be fully improved, or Developer shall place into escrow with the City sufficient funds to improve the park space prior to the issuance of 40% of the building permits within any phase of development. These parks shall be included in the bond to be posted along with the other subdivision improvements. These parks shall be maintained by the governing Home Owner's Association. Each park shall have access along a dedicated roadway.

c. Community Parks. 17.7705 acres of community parks are required to be deeded to the City. The 6.42 acre amphitheater expansion open space adjacent to the Amphitheater and the 11.35 acre open space area both are considered community parks. The amphitheater expansion park must be deeded to the City according to 5(a), and the 11.35 acre park must be deeded to the City prior to the recordation of the last subdivision plat in Area B. These parcels shall be deeded to the City free and clear of all encumbrances and upon a form of deed acceptable to the City, and shall be improved by the City in the timing determined by the City. Each park shall have access along a dedicated roadway.

d. Improved Trail Corridor. An improved trail system ("Improved Trail") will be constructed by Developer in the general locations depicted on Exhibit A2. The Improved Trail shall be constructed of a solid asphalt surface or other surface acceptable to the City. Each section of the Improved Trail shall be improved along with the infrastructure for any adjoining subdivision plats, or Developer shall place into escrow with the City sufficient funds to improve that section of trails prior to the issuance of 40% of the building permits within the phase of development. The Improved Trail will be considered public improvements, and must be bonded for completion along with the infrastructure bond.

e. Natural Trails. A natural trail system ("Natural Trail") will be constructed by City in the general location depicted on Exhibit A2 in the timing determined by the City. It is anticipated that the Natural Trail shall be constructed of compacted road base and native material.

f. Utility Corridors/Easements. The power line corridor situated along the collector road shall be improved by the Developer along with each adjacent development phase. Such improved areas may be counted towards the neighborhood and pocket park requirements set forth in subsection (d) above, if improved as useable park space.

g. Natural Open Space. 18.69 acres of additional unimproved open space shall be deeded to the City. This includes areas such as Tickville Wash and Evans Wash. It is anticipated that the Developer will work with the City to approve plans for modifications to the natural washes, in order to increase buildable acreage and improve the functionality of the washes for stormwater conveyance and for recreational purposes, such as natural bike trails.

h. Churches and Schools. Developer is encouraged to locate parks adjacent to churches and/or schools, wherever possible.

7. Vesting of Improved Open Space, Parks and Trails. In accordance with Chapter 17.30 of the City Code, bonus density entitlements, or increases in the number of residential units a developer is entitled to build on an acre (above the 0.8 residential dwelling units per acre base density of the residential zone), are permitted when a project provides additional improvements and amenities as outlined in Chapter 17.30 of the City Code. These additional improvements and amenities include Improved Open Space, Parks and Trails. The City agrees that that the proposed Improved Open Space, Parks, and Trails, as set forth in paragraph 4 of this Agreement, satisfy the Improved Open Space, Parks and Trails requirement for the Maximum Density, and the City shall not require the Developer to build or develop additional Open Space, Parks or Trails in order to develop up to the Maximum Density.

8. Churches and Schools. The areas designated as school and church sites in Exhibit A1 contain underlying residential zoning and are entitled to build up to the approved density if the church or school is located elsewhere. If a church or school is built in the master development, however, the total number of units for that area will be reduced by the approved area density. Furthermore, the Developer and the City hereby agree that the Developer shall not be required to convey to the City that certain twelve (12) acres of property referred to in the Original Master Development Agreement as the "School Site" which, pursuant to the Original Master Development Agreement, was to be conveyed to the City.

9. CWP Water. As an alternative to dedicating water rights to the City for each subdivision, the City will offer to contract with the Developer or successors in interest, to acquire the required water supply for each subdivision, if available, under contracts in place between the City and the Central Utah Water Conservancy District ("the District") ("CWP Water") on a first come, first served basis with other interested parties intending to contract with the City for delivery of CWP Water.

10. Water Shares. SLL relinquishes all rights and interests in the 45.91 acre feet deducted from the banked water entitlement (Water Right #54-1044 (Original Acre Feet 101.44)) which has been deducted from the total banked water entitlements to fulfill obligations of prior development phases.

11. Park Fees in Lieu. At the time of City approval and development of prior phases under the Original Master Development Agreements, the developer failed to pay fees for park improvements ("Park Fees"). In consideration for the densities granted herein, and in order to benefit the remaining property in the Silver Lake Subdivision, SLL agrees to pay the amount of \$380,000 to the City to cover the Park Fees based on SLL annually paying the greater of the following: (1) \$249.95 per recorded lot; or (2) Yearly Schedule (Years 1-2 = \$0.00, Years 3-10 = \$47,500.00).

12. Roads / Street Improvements. The street layout, design, and right-of-way dedication of each phase of development must be designed to integrate with the City's Future Land Use and Transportation Corridors Map as depicted in Exhibit F, including a minor collector road continuing Brookwood Drive to the eastern boundary of the project, a minor collector road running north-south through the project, and a minor arterial road running east-west along the southern property line. A traffic signal on Pony Express Parkway shall be required when warranted by any traffic study completed for a subdivision phase within the City. This signal shall be paid for by impact fees, with Developer paying their prorated share by the payment of the city impact fee with each development phase. Development shall proceed in appropriate phasing which provides for the connection of the new major north/south road (Woodhaven Road) with Pony Express Parkway and SilverLake Parkway. Developer shall improve SilverLake Parkway from Pony Express Parkway to Tickville Wash in conjunction with the first phase of the Development and prior to platting the second phase of the Development. Developer

shall improve Woodhaven Boulevard to at least half-width plus ten (10) feet for all sections that do not have recorded subdivisions on both sides of the road, and full width for all sections with recorded subdivision on both sides of the road. All development phases shall contain at least two points of access. The Developer agrees to work together with all interested parties to plan appropriately for regional transportation needs, and modify plans to meet those needs, if applicable.

13. Off-Site Infrastructure. The parties acknowledge that off-site infrastructure improvements may be necessary in order to supply proper utility or transportation capacity for portions of this project. The City makes no guarantee of utility capacity for this project.

14. Governing Standards. The development of the Silver Lake Master Development Area shall be governed by the terms of this Agreement, which reflect the procedures, standards and requirements of the Development Code of the City, which are qualified by this Agreement. The Exhibit File consists of the Master Development Plan Map, Exhibit A1, approved by this Agreement, the Open Space Map, Exhibit A2, the general location and alignment of roads to be dedicated to the City, the areas approved for public uses such as parks, utilities and schools, open space improvement requirements, renderings of the homes, and setback exhibits.

15. Dedication of Facilities. The Developer agrees to dedicate and donate free and clear of all encumbrances to the City all required spaces for the location of City owned utilities, streets, utility facilities and improvements for the construction and use of utilities, parks, roads, and other public ways such as trails depicted on the Exhibit A1. A reimbursement agreement may be entered between the City and the Developer to require reimbursement from the City to the Developer as other developers pay impact fees to use facilities which are donated to the City by Developer. All of the facilities dedicated to the City under the terms of this Agreement shall be constructed to the City's standard specifications and shall be subject to City inspections and approval before acceptance by the City. The design for each public improvement shall be reviewed and must be approved by the City Engineer prior to construction.

16. Initial Development Cost Escrow Acknowledgment. The Developer and the City acknowledge that Developer shall not be responsible for the "Initial Improvements" described in Exhibit 4 of the Original Annexation Agreement (as replaced by this Agreement)..

17. Withholding Approval Upon Default. The parties agree that the City shall not approve or record any subdivision in the Master Development Area if the Developer is in default on any obligation to the City which requires the construction of roads and completion of public improvements or other utility infrastructure to serve the development project. In addition, the City may withhold approval of building permits to construct any building or structure within the Master Development area if the Developer is not current with all obligations to the City at the time of application for the development approval and/or has not completed all required improvements within the time to complete required improvements approved by the City Council.

18. Reserved Powers. The parties agree that the City reserves certain legislative powers to amend its Development Code to amend and enact standards for development and construction generally applicable throughout the City. It is the intent of the parties to vest the Developer with the specific land uses and Development Density, as stated herein, and defined specifically on Exhibit A1, but to require compliance by the Developer with all other generally applicable standards, conditions and requirements enacted by the City to protect the safety, health and welfare of the current and future inhabitants of the City.

19. Impact Fees. The Developer agrees to pay all impact fees when due at subdivision approval, subdivision recordation or upon application for building permits from the City as set forth more specifically in the City Impact Fee Ordinance as it may be amended from time to time. The parties may enter into a separate Reimbursement Agreement upon the enactment of impact fee requirements and which shall provide for reimbursement to the Developer for capacity in improvements in excess of the capacity required for development of the property for improvements that are dedicated or transferred to the City.

20. Annual Review of Compliance. The parties agree that the City may conduct an annual review of compliance by the Developer within the terms of this Agreement, City Development Standards and Schedules in the Master Development Plan approved by this Agreement. It shall be an event of default if the Developer has failed to fund roads, parks or other utility infrastructure facilities required by this Agreement or by the City Development Standards, or if work remains incomplete on public infrastructure facilities without having received an adequate extension of time for the completion of such facilities from the City. It shall be an event of default if the Developer fails to deposit adequate collateral for the improvements required by this Agreement or fails to cure any defect discovered by the City upon inspection of any infrastructure utility facilities.

21. Default Notice and Remedy for Default. Upon the occurrence of an event of default, the City shall provide not less than fifteen (15) days notice to the Developer of a meeting of the City Council where the Developer's default shall be heard and reviewed by the City Council. The Developer shall be entitled to attend the hearing and comment on the evidence presented concerning the default. Upon a finding by the City Council that the Developer is in default, the City Council may order that work in the Master Development Area be terminated until the default is cured or may issue such further directions to City staff and to the Developer as deemed appropriate under the circumstances.

22. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the successors, heirs and assigns of the parties hereto, and to any entities resulting from the reorganization, consolidation, or merger of any party hereto.

23. Integration. This Agreement constitutes the entire understanding and agreement between the parties, and supersedes any previous agreement, representation, or understanding

between the parties relating to the subject matter hereof; provided however, that the Development Code of the City shall govern the procedures and standards for approval of each subdivision and public improvement.

24. Not Severable. The provisions of this Agreement are not severable, and should any provision hereof be deemed void, unenforceable or invalid, such provision shall affect the remainder of this Agreement, and shall provide grounds for dissolution of the Agreement at the option of the parties in the exclusive discretion of each of them.

25. Waiver. Any waiver by any party hereto of any breach of any kind or character what so ever by the other party, whether such waiver be direct or implied, shall not be construed as a continuing waiver of or consent to any subsequent breach of this Agreement on the part of the other party.

26. No Modification. This Agreement may not be modified except by an instrument in writing signed by the parties hereto.

27. Governing Law. This Agreement shall be interpreted, construed and enforced according to the laws of the State of Utah.

28. Agreement to Run With the Land. This Agreement or a notice of this Agreement shall be recorded against the Property and shall be deemed to run with the land and shall be binding on Developer and all successors and assigns of any of the foregoing.

29. Costs of Enforcement. In the event of default on the part of any party to this Agreement, that party shall be liable for all costs and expenses incurred by the other parties in enforcing the provisions of this Agreement, whether or not legal action is instituted.

[Signatures on next page.]

IN WITNESS WHEREOF, the parties have executed this Agreement by their authorized representatives effective as of the date first written above.

CITY:

EAGLE MOUNTAIN CITY

ATTEST:

By: _____

Eagle Mountain City Recorder



By: _____

Its: _____

SLL:

Silver Lake Land LLC, a Utah limited liability company

By: _____

Its: _____

Exhibit A1

[Amended Silver Lake Master Development Plan Map]

EXHIBIT 'A1' MASTER DEVELOPMENT PLAN MAP

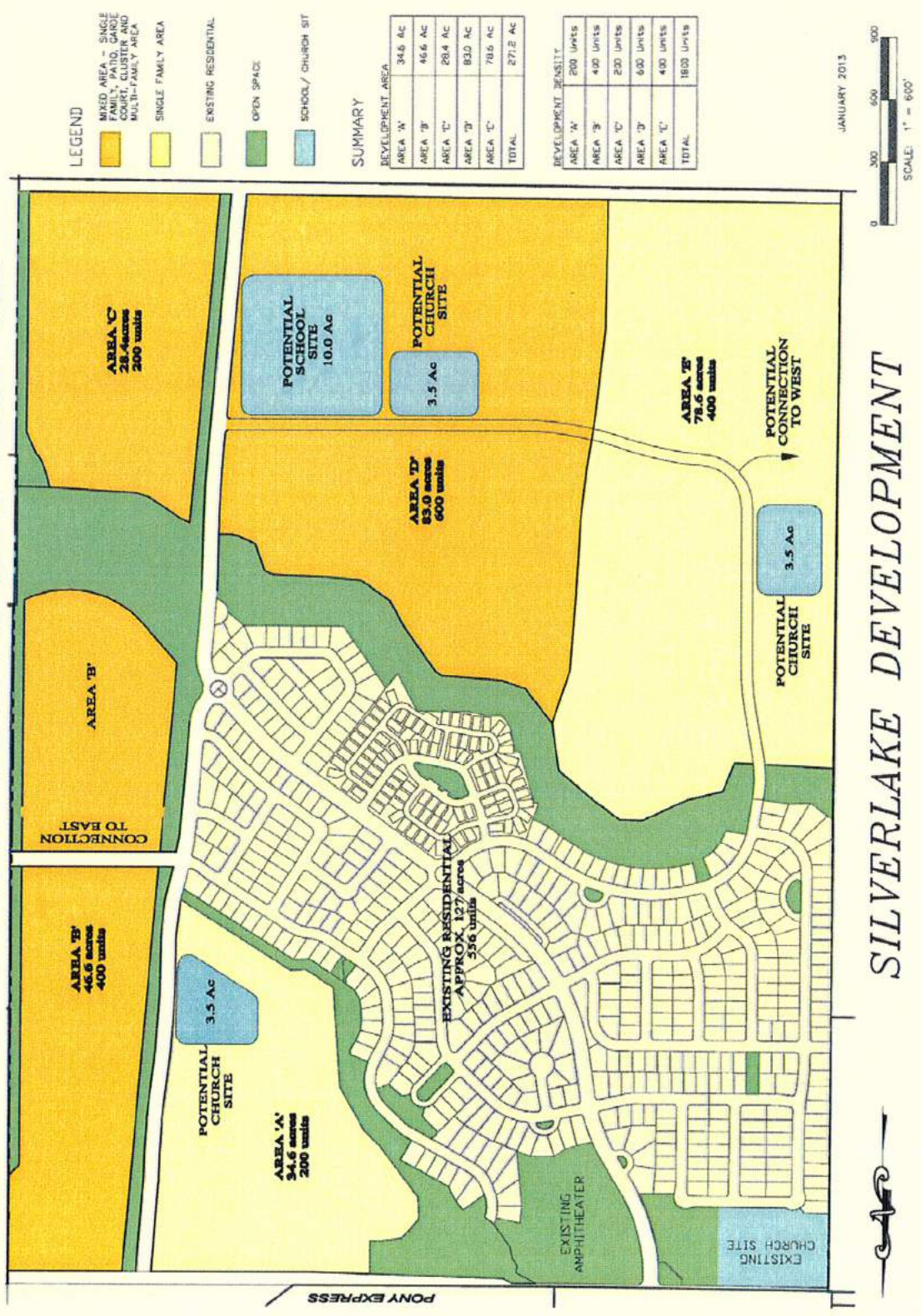


Exhibit A2

[Open Space Map]

EXHIBIT 'A2' OPEN SPACE MAP



- COMMUNITY/REGIONAL PARK - IMPROVED
- COMMUNITY/REGIONAL PARK - NATURAL
- NEIGHBORHOOD PARK/TRAIL CORRIDOR
- POTENTIAL NEIGHBORHOOD/POCKET PARK LOCATIONS

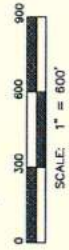
- IMPROVED TRAIL
- NATURAL TRAIL

SUMMARY

OPEN SPACE REQUIREMENTS	
REGIONAL PARK	4.85 AC
COMMUNITY PARK	12.92 AC
NEIGHBORHOOD PARK	11.31 AC
POCKET PARK	3.23 AC
TOTAL	32.31 AC

OPEN SPACE BREAKDOWN	
REG./COMM. PARKS - IMPROVED	17.77 AC
REG./COMM. PARKS - NATURAL	18.69 AC
NEIGHBORHOOD/POCKET PARKS	14.54 AC
TOTAL	51.00 AC

JANUARY 2013



SILVERLAKE DEVELOPMENT

Exhibit B

[Pocket and Neighborhood Park Requirements]

16.35.105. Pocket park requirements.

Pocket parks shall be a required improvement for subdivisions that have an average lot size less than one-half acre. The amount of land required for pocket parks shall be calculated during the master development plan, preliminary plat and/or site plan approval process, according to the requirements in Chapter 17.30 EMMC, Residential Zone Bonus Density Entitlements. The pocket park requirements are intended to be flexible in order to best provide relief, interest, and a gathering place for a neighborhood.

A. All pocket parks must meet the following requirements:

1. They are to be integrated into the design of the street and residential lot pattern.
2. Pocket parks will generally be at least one-half acre each; however, they can be any configuration that adds amenity and identity to the neighborhood.
3. Pocket parks should provide the greatest accessibility by pedestrians, and no unit/lot should be located more than one-quarter mile from a pocket park, if possible.
4. Each pocket park must have access along a roadway.
5. The community association or local homeowners' association will maintain the pocket parks.
6. Pocket parks shall be constructed according to a schedule set in the development agreement for the project, but shall be completed no later than after issuing 50 percent of the building permits in the development phase including the park, or 50 percent of the permits in the project, whichever comes first.
7. If the applicant elects to pay a fee in lieu of park construction, 50 percent of the fee is due with the recordation of the first plat, and the second 50 percent is due with the second plat. In the case of only one plat, 100 percent is due with the plat's recordation. The fee-in-lieu is calculated at \$5.75 per square foot of park space and shall be escrowed for the specific park. The required land shall either be dedicated to the city or a fee-in-lieu shall be provided for land purchase based on a third-party appraisal. If a fee-in-lieu is collected, the money shall be used to construct the park according to the timing in the development agreement.

B. The design of the pocket parks shall be largely at the discretion of the builder/developer. At least seven points per 0.1 acre or 70 points per acre are required in the design of a pocket park, according to Table 16.35.130(c), Pocket and Neighborhood Park Elements. The following minimum programming is required for each pocket park:

1. Grass area large enough for children's play.
2. Shady seating area with benches or tables provided by a shade structure or grove of trees.
3. Parking on adjacent street.
4. Additional uses, such as tot lots or other play structures, depending on the needs of the surrounding neighborhood and proximity to other play structures.
5. Must be connected to the neighborhood by sidewalks or trails.
6. A variety of landscaping, including trees, shrubs, ornamental grasses, etc.
7. An appropriate number of garbage receptacles and barbecues with park elements, including pavilions, picnic tables, playground equipment, splash pad, benches, etc. [Ord. O-16-2011 § 2 (Exh. A)].

16.35.110. Neighborhood park requirements.

Neighborhood parks shall be a required improvement for subdivisions that have an average lot size less than one-half acre. The amount of land required for neighborhood parks shall be calculated during the master development plan, preliminary plat and/or site plan approval process, according to the requirements in Chapter 17.30 EMMC, Residential Zone Bonus Density Entitlements.

A. Neighborhood parks shall comply with the following standards:

1. Neighborhood parks shall ideally be between three and five acres in size.
2. No lot/unit should be more than one-half mile from a neighborhood park, if possible.
3. Each neighborhood park must have access along a public road.
4. Neighborhood parks shall be effectively integrated into residential developments and connected with homes, other neighborhood parks, and open space areas via sidewalks or trails.
5. Parks shall be designed with a mixture of enhanced native plantings, ornamental plantings, and grass areas. The landscape treatments shall be designed to enhance the sense of place while remaining water-wise.
6. Parks shall be located as close as possible to the recommended neighborhood park distribution location in the parks and open space master plan.
7. Developers are encouraged to, whenever possible, consolidate neighborhood parks into larger parks that may be used by more than one neighborhood. Collocation with schools or other institutions is also encouraged.
8. Parks shall be constructed according to a schedule set in the development agreement for the project, but shall be completed no later than after issuing 50 percent of the building permits in the development phase including the park, or 50 percent of the permits in the project, whichever comes first.
9. If the applicant elects to pay a fee in lieu of park construction, 50 percent of the fee is due with the recordation of the first plat, and the second 50 percent is due with the second plat. In the case of only one plat, 100 percent is due with the plat's recordation. The fee-in-lieu is calculated at \$5.75 per square foot of park space and shall be escrowed for the specific park. The required land shall either be dedicated to the city or a fee-in-lieu shall be provided for land purchase based on a third-party appraisal. If a fee-in-lieu is collected, the money shall be used to construct the park according to the timing in the development agreement.

B. The design of neighborhood parks is largely to be determined by the builder/developer and the city based on the needs of the neighborhood. At least seven points per 0.1 acre or 70 points per acre are required in the design of a neighborhood park, according to Table 16.35.130(c), Pocket and Neighborhood Park Elements. The following elements are generally included in a neighborhood park:

1. Play structures (creative play structures are recommended).
2. Multi-use play field.
3. Internal trails.
4. Picnic tables.
5. Seating areas (benches).
6. Basketball court.
7. Enhanced open space.
8. Off-street parking.
9. Shelters (pavilions, etc.).
10. An appropriate number of garbage receptacles and barbeques with park elements, including pavilions, picnic tables, playground equipment, splash pad, benches, etc. [Ord. O-16-2011 § 2 (Exh. A); Ord. O-27-2006 § 2 (Exh. A § 7.11); Ord. O-07-2006 § 2 (Exh. 1 § 7.11); Ord. O-23-2005 § 3 (Exh. 1(2) § 7.11)].

Exhibit C-1

[Single Family and Patio /Garden Court/Cluster Home Renderings]



Cambridge Design



Cascade Design



Denali Design



Harvard Design



Heritage Design



Oxford Design



Regency Design



Yale Design







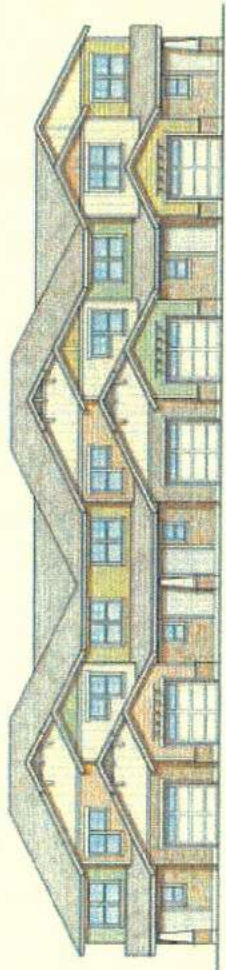




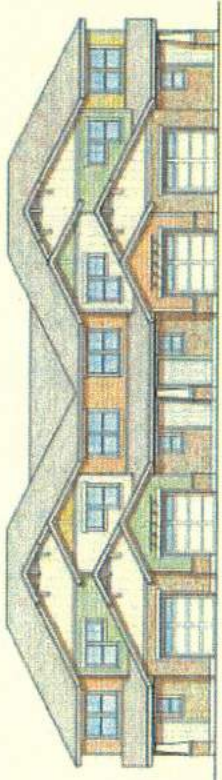


Exhibit C-2

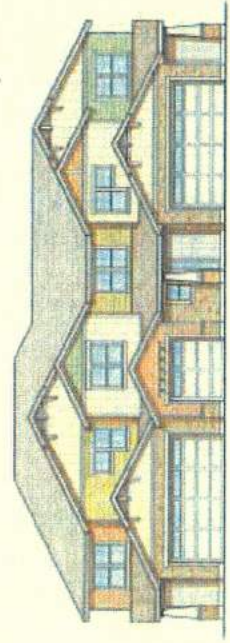
[Multi-Family Home Dwelling Renderings]



5-STORY FRONT ELEVATION
 North Side - 1/2" = 1'-0"



4-STORY FRONT ELEVATION
 North Side - 1/2" = 1'-0"



3-STORY FRONT ELEVATION
 North Side - 1/2" = 1'-0"

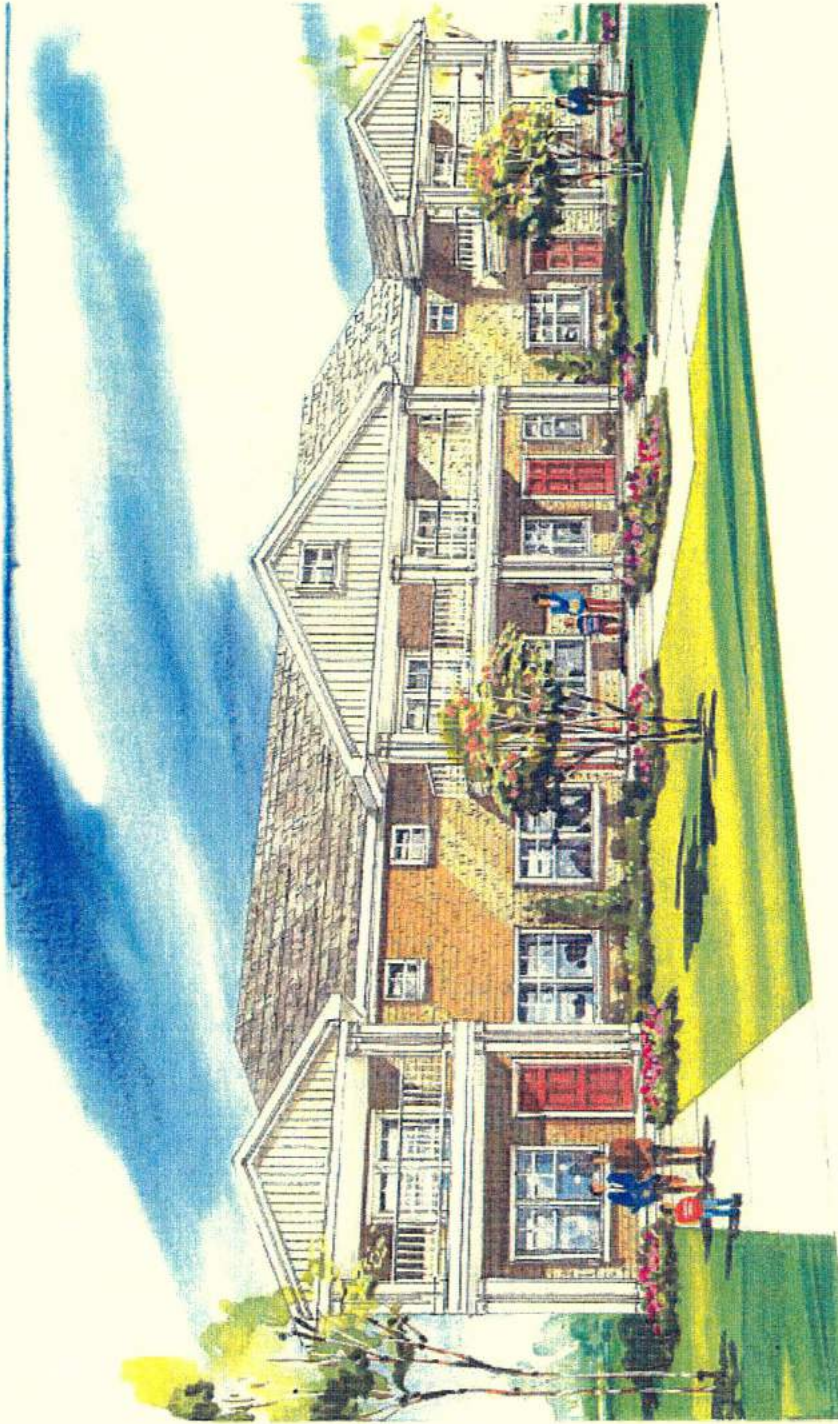
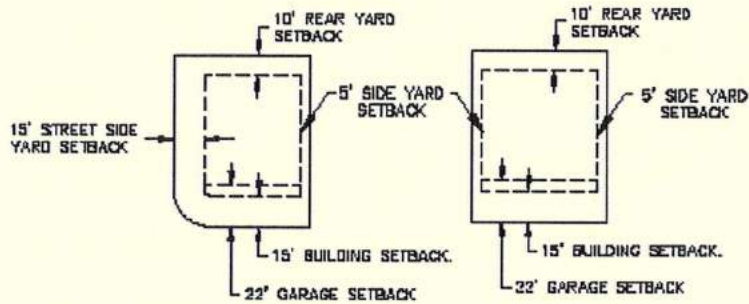


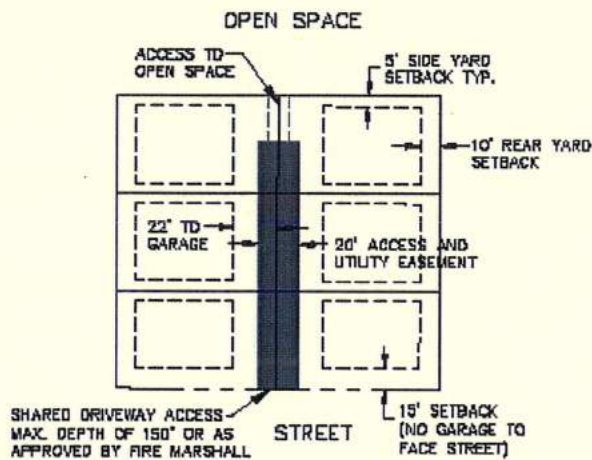
Exhibit D

**[Multi-Family & Patio/Garden Court/Cluster Home Development
Setback Exhibit]**

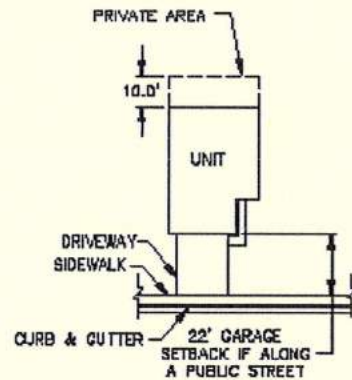
SILVERLAKE SETBACK EXHIBIT



TYPICAL CORNER LOT TYPICAL INTERIOR LOT
TYPICAL PATIO HOME/GARDEN COURT SETBACK DETAIL
 -NTS-



TYPICAL CLUSTER UNIT LAYOUT
 -NTS-



TYPICAL TOWNHOME UNIT
 -NTS-

Exhibit E

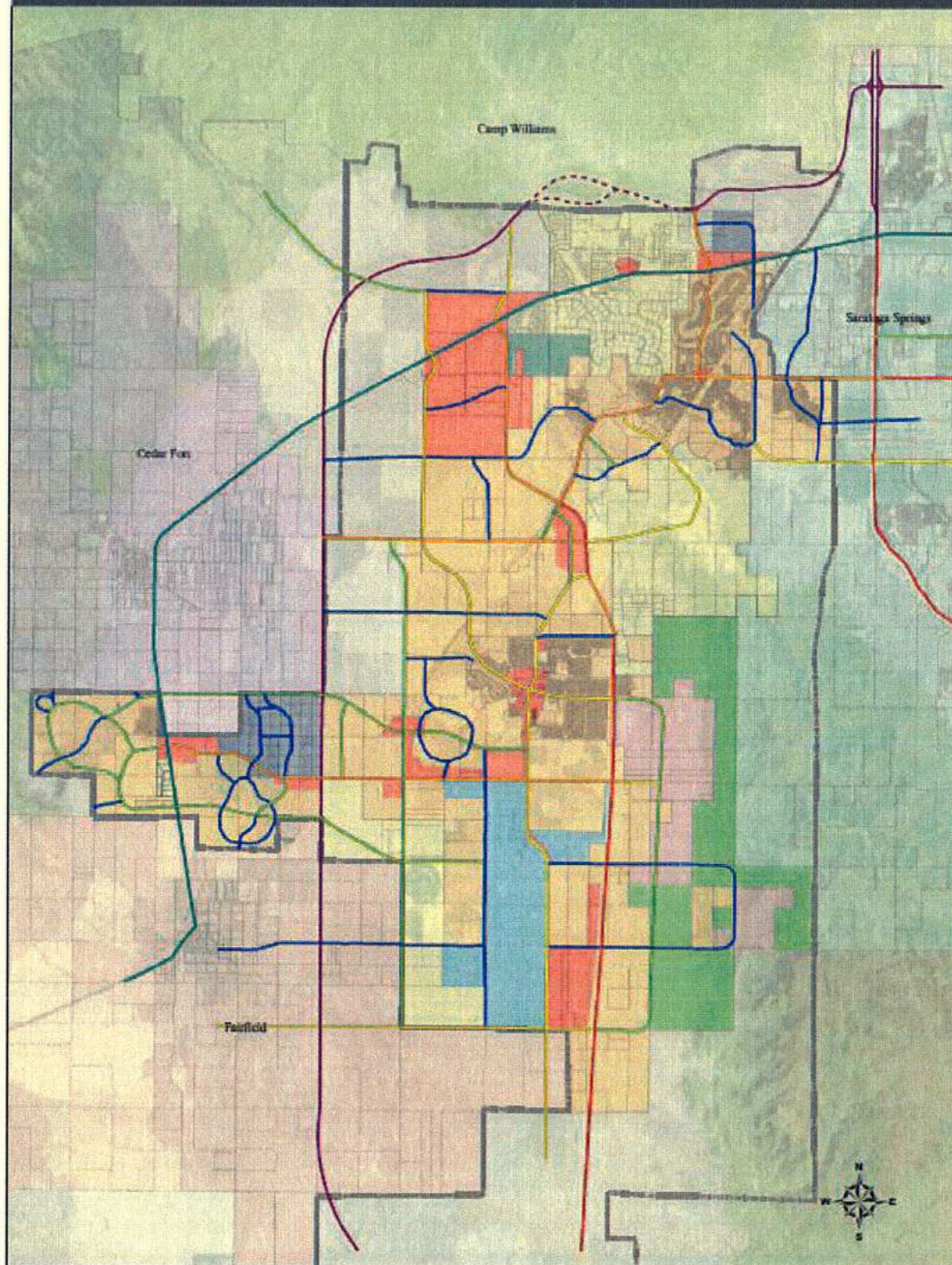
[Parks and Open Space Master Plan Exhibit 11]

Exhibit F

[City's Future Land Use and Transportation Corridors Map]

Eagle Mountain City-Future Land Use and Transportation Corridors

General Plan Map 2
July 16, 2014



Transportation Corridors

- Freeway
- Highway
- Major Arterial (7 lanes)
- Major Arterial (5 lanes)
- Minor Arterial (5 lanes)
- Major Collector (3 lanes)
- Minor Collector (2 lanes)
- All Proposed Freeway



- ## Land Use
- Agriculture/Forestry
 - Agriculture
 - Forest
 - Commercial/Residential
 - Commercial/Industrial
 - Industrial
 - Mixed-Use Commercial
 - Mixed-Use Residential
 - Rural Residential

Map Produced May 14, 2014 Map Produced by Mike DeWay

This map is a general representation of the future land use and transportation corridors for Eagle Mountain City. It is not intended to be used for legal purposes. The map is based on the current General Plan and the future land use and transportation corridors identified in the General Plan. The map is subject to change without notice.

Exhibit G

[Legal Description of Property Owned by SLL]

Legal Descriptions

Tax I.D. No

58-040-0005 SE 1/4 OF SE 1/4 OF SEC. 28 T5S R1W SLB&M. ALSO DESCRIBED AS;;
COM FR SE COR. OF SEC. 28 T5S R1W SLB&M.; N 0 DEG 36' 41" E 1329.64 FT; N 89 DEG
24' 8" W 1327.13 FT; S 0 DEG 33' 48" W 1328.24 FT; S 89 DEG 20' 31" E 1326.02 FT TO
BEG. AREA 40.471 AC.

58-040-0006 SW 1/4 OF SE 1/4 OF SEC. 28 T5S R1W SLB&M. ALSO DESCRIBED AS;;
COM N 15.23 FT & W 1325.93 FT FR SE COR. OF SEC. 28 T5S R1W SLB&M.; N 89 DEG 20'
31" W 1326.02 FT; N 0 DEG 30' 54" E 1326.85 FT; S 89 DEG 24' 8" E 1327.13 FT; S 0 DEG
33' 48" W 1328.24 FT TO BEG. AREA 40.429 AC.

58-040-0113 SE 1/4 OF SW 1/4 SEC. 28 T5S R1W SLB&M. DESCRIBED AS FOLLOWS;;
COM FR S 1/4 COR. OF SAID SEC. 28; N 89 DEG 16' 10" W 1324.58 FT; N 0 DEG 33' 59" E
1324.62 FT; S 89 DEG 21' 57" E 1323.39 FT; S 0 DEG 30' 54" W 1326.85 FT TO BEG. AREA
40.295 AC.

58-040-0114 NE 1/4 OF SW 1/4 SEC. 28 T5S R1W SLB&M. DESCRIBED AS FOLLOWS;;
COM N 1326.8 FT & E 11.92 FT FR S 1/4 COR. OF SAID SEC. 28; N 89 DEG 21' 57" W
1323.39 FT; N 0 DEG 33' 59" E 1324.62 FT; S 89 DEG 27' 44" E 1322.2 FT; S 0 DEG 30' 54"
W 1326.85 FT TO BEG. AREA 40.259 AC.

58-040-0226 COM S 89 DEG 50' 21" E 110.7 FT FR N 1/4 COR. SEC. 28 T5S R1W SLB&M.;
S 89 DEG 50' 21" E 2529.05 FT; S 0 DEG 8' 41" W 1273.19 FT; W 1602.55 FT; N 3 DEG 34'
35" W 315.42 FT; N 31 DEG 33' 13" W 174.49 FT; N 68 DEG 29' 0" W 31.49 FT; N 44 DEG 46'
44" W 153.43 FT; N 7 DEG 27' 1" W 109.84 FT; N 61 DEG 38' 15" W 262.77 FT; N 19 DEG 36'
20" W 59.94 FT; N 40 DEG 18' 5" W 86.78 FT; N 88 DEG 44' 27" W 76.26 FT; N 55 DEG 40'
11" W 83.19 FT; N 36 DEG 26' 40" W 135.39 FT; N 10 DEG 51' 23" W 62.27 FT; N 38 DEG 27'
13" W 36.37 FT; N 12 DEG 10' 17" E 43.71 FT; N 64 DEG 0' 56" W 114.27 FT TO BEG. AREA
57.071 AC.

58-040-0315 COM N 397.38 FT & W 2653.05 FT FR E 1/4 COR. SEC. 28, T5S, R1W,
SLB&M.; S 57 DEG 40' 4" E 118.18 FT; N 39 DEG 37' 30" E .42 FT; S 18 DEG 54' 32" E 179.05
FT; S 23 DEG 2' 18" W 104.78 FT; S 26 DEG 14' 0" E 50.25 FT; N 89 DEG 27' 44" W 142.71
FT; N 0 DEG 30' 54" E 372.45 FT TO BEG. AREA 1.024 AC.

58-040-0316 COM S 2656.15 FT & E 1293.33 FT FR NW COR. SEC. 28, T5S, R1W, SLB&M.; N 0 DEG 34' 11" E 371.19 FT; S 54 DEG 5' 35" E 32.91 FT; S 54 DEG 5' 35" E 104.27 FT; N 88 DEG 6' 14" E 101.87 FT; S 81 DEG 57' 21" E 123.96 FT; S 81 DEG 57' 21" E 54.02 FT; N 9 DEG 26' 42" E 148.21 FT; ALONG A CURVE TO R (CHORD BEARS: N 11 DEG 50' 41" E 27.05 FT, RADIUS = 323 FT) ARC LENGTH = 27.06 FEET; S 80 DEG 33' 21" E 100.47 FT; S 80 DEG 33' 21" E 100.28 FT; N 6 DEG 34' 53" E 93.82 FT; N 69 DEG 56' 34" E 155.37 FT; S 82 DEG 59' 47" E 299.25 FT; S 57 DEG 40' 4" E 297.07 FT; S 0 DEG 30' 54" W 372.45 FT; N 89 DEG 27' 44" W 1322.2 FT TO BEG. AREA 13.116 AC.

58-040-0347 COM N 1374.66 FT & E 3.46 FT FR E 1/4 COR. SEC. 28, T5S, R1W, SLB&M.; S 0 DEG 8' 39" W 50.76 FT; N 89 DEG 38' 59" W 1323.98 FT; S 0 DEG 19' 44" W 275.2 FT; N 57 DEG 35' 5" W 53.93 FT; S 86 DEG 32' 35" W 75.33 FT; N 56 DEG 15' 26" W 61 FT; N 56 DEG 15' 26" W 64 FT; N 56 DEG 15' 26" W 79.07 FT; N 3 DEG 34' 38" W 488.11 FT; N 31 DEG 33' 15" W 159.91 FT; N 68 DEG 29' 0" W 28.39 FT; N 44 DEG 46' 45" W 167.12 FT; N 7 DEG 27' 4" W 105.5 FT; N 61 DEG 38' 15" W 259.58 FT; N 19 DEG 36' 22" W 64.98 FT; N 40 DEG 18' 6" W 70.97 FT; N 88 DEG 44' 25" W 72.44 FT; N 55 DEG 40' 11" W 94.76 FT; N 36 DEG 33' 54" W 13.94 FT; N 36 DEG 26' 40" W 131.44 FT; N 10 DEG 51' 23" W 61.81 FT; N 38 DEG 27' 13" W 42.05 FT; N 12 DEG 10' 17" E 35.94 FT; N 63 DEG 52' 20" W 145.59 FT; S 89 DEG 50' 14" E 56.62 FT; S 64 DEG 0' 56" E 114.27 FT; S 12 DEG 10' 17" W 43.71 FT; S 38 DEG 27' 13" E 36.37 FT; S 10 DEG 51' 23" E 62.27 FT; S 36 DEG 26' 40" E 135.39 FT; S 55 DEG 40' 11" E 83.19 FT; S 88 DEG 44' 27" E 76.26 FT; S 40 DEG 18' 5" E 86.78 FT; S 19 DEG 36' 20" E 59.94 FT; S 61 DEG 38' 15" E 262.77 FT; S 7 DEG 27' 1" E 109.84 FT; S 44 DEG 46' 44" E 153.43 FT; S 68 DEG 29' 0" E 31.49 FT; S 31 DEG 33' 13" E 174.49 FT; S 3 DEG 34' 35" E 315.42 FT; E 1602.24 FT TO BEG. AREA 4.200 AC.

58-040-0348 COM AT E 1/4 COR. SEC. 28, T5S, R1W, SLB&M.; N 89 DEG 27' 44" W 900.07 FT; N 5 DEG 3' 2" E 490.45 FT; ALONG A CURVE TO R (CHORD BEARS: N 9 DEG 18' 12" E 74.15 FT, RADIUS = 500 FT) ARC LENGTH = 74.22 FEET; N 13 DEG 33' 21" E 163.72 FT; N 57 DEG 35' 5" W 610.91 FT; N 0 DEG 19' 44" E 275.19 FT; S 89 DEG 38' 59" E 1323.98 FT; S 0 DEG 8' 39" W 1323.91 FT TO BEG. AREA 30.665 AC.

58-040-0349 COM AT E 1/4 COR. SEC. 28, T5S, R1W, SLB&M.; S 0 DEG 36' 41" W 1329.64 FT; N 89 DEG 24' 8" W 2654.27 FT; N 0 DEG 30' 54" E 1326.85 FT; S 89 DEG 27' 44" E 142.71 FT; S 26 DEG 14' 0" E 215.83 FT; N 69 DEG 39' 30" E 147.88 FT; S 87 DEG 7' 33" E 57.63 FT; S 58 DEG 4' 16" E 102.96 FT; N 63 DEG 49' 11" E 102.96 FT; S 87 DEG 7' 33" E 66.15 FT; S 26 DEG 2' 13" E 203.21 FT; N 38 DEG 9' 27" E 33.55 FT; S 35 DEG 27' 14" E 377.71 FT; S 89 DEG 53' 22" E 476.34 FT; S 42 DEG 30' 39" E 213.84 FT; S 71 DEG 22' 22" E 24.1 FT; ALONG A CURVE TO L (CHORD BEARS: N 5 DEG 37' 14" E 9.24 FT, RADIUS = 465 FT) ARC LENGTH = 9.24 FEET; S 84 DEG 57' 0" E 75.02 FT; N 5 DEG 3' 0" E 377.28 FT;

ALONG A CURVE TO L (CHORD BEARS: N 12 DEG 22' 46" W 143.77 FT, RADIUS = 240 FT) ARC LENGTH = 146.01 FEET; ALONG A CURVE TO R (CHORD BEARS: N 9 DEG 29' 30" W 17.36 FT, RADIUS = 25 FT) ARC LENGTH = 17.73 FEET; ALONG A CURVE TO L (CHORD BEARS: N 2 DEG 46' 28" E 21.01 FT, RADIUS = 75 FT) ARC LENGTH = 21.08 FEET; ALONG A CURVE TO R (CHORD BEARS: N 17 DEG 31' 31" E 19.38 FT, RADIUS = 25 FT) ARC LENGTH = 19.90 FEET; ALONG A CURVE TO L (CHORD BEARS: N 22 DEG 41' 19" E 145.45 FT, RADIUS = 240 FT) ARC LENGTH = 147.77 FEET; N 84 DEG 56' 58" W 40.01 FT; N 5 DEG 3' 2" E 59.49 FT; S 89 DEG 27' 44" E 900.1 FT TO BEG. AREA 65.042 AC.



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 28, 2020**

TITLE:	Holiday Oil Sunset Drive - Conditional Use Permit - Public Hearing
ITEM TYPE:	Conditional Use Permit
APPLICANT:	John Linton/Holiday Oil

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

REQUIRED FINDINGS:

PREPARED BY:

Michael Hadley,
Planning

BACKGROUND:

On December 10, 2019 the Planning Commission reviewed the preliminary plat and site plan for the Holiday Oil convenience store located on Sunset Drive and SR 73. The Planning Commission recommended approval with the following conditions:

1. A conditional use permit application shall be submitted for approval prior to the City Council review of the site plan and preliminary plat;
2. Applicant shall meet with the Sheriff's Office prior to the City Council review of this application to determine a plan to resolve traffic and safety concerns; and
3. The applicant will work with Blackridge Elementary to finance a fence on the south border of the school property.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

17.95.030 Conditional use permit required.

A conditional use permit shall be required for all land uses allowed as conditional uses in the zoning district regulations of this title. The conditional use permit must be granted before a building permit, a certificate of occupancy, and/or the operation of the proposed land use commences.

17.95.060 Determination.

The planning commission may approve any conditional use permit located within any zone in which the particular conditional use is allowed by the use regulations of this title. In approving any conditional use, the planning commission may impose such requirements and conditions necessary for the protection of adjacent properties and the public interest. The planning commission shall approve a conditional use permit upon determining the following finding of facts:

- A. Desired Use. That the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community and the neighborhood;
- B. Health, Safety, and Welfare. That such use will not, under the circumstances, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity and will not institute a nuisance to property owners;

- C. Compliance with Title. That the proposed use will comply with regulations and conditions specified in this title for such use;
- D. General Plan. That the proposed use does not conflict with the intent of the Eagle Mountain City general plan.

The general standards and considerations governing conditional uses and optional uses can be found in EMMC 17.95.070 and 17.95.080.

RECOMMENDATION:

Possible Motion: The following motion is provided for the Planning Commission's benefit and may be read or referenced when making a motion:

I move that the Eagle Mountain Planning Commission approve the Holiday Oil Conditional Use permit with the following conditions:

1. Any conditions the Planning Commission Deems Appropriate to mitigate negative impacts based upon EMMC 17.95.

Attachments:

[Site Plan.pdf](#)

[Holiday Oil Overlay - Sunset Drive.jpg](#)

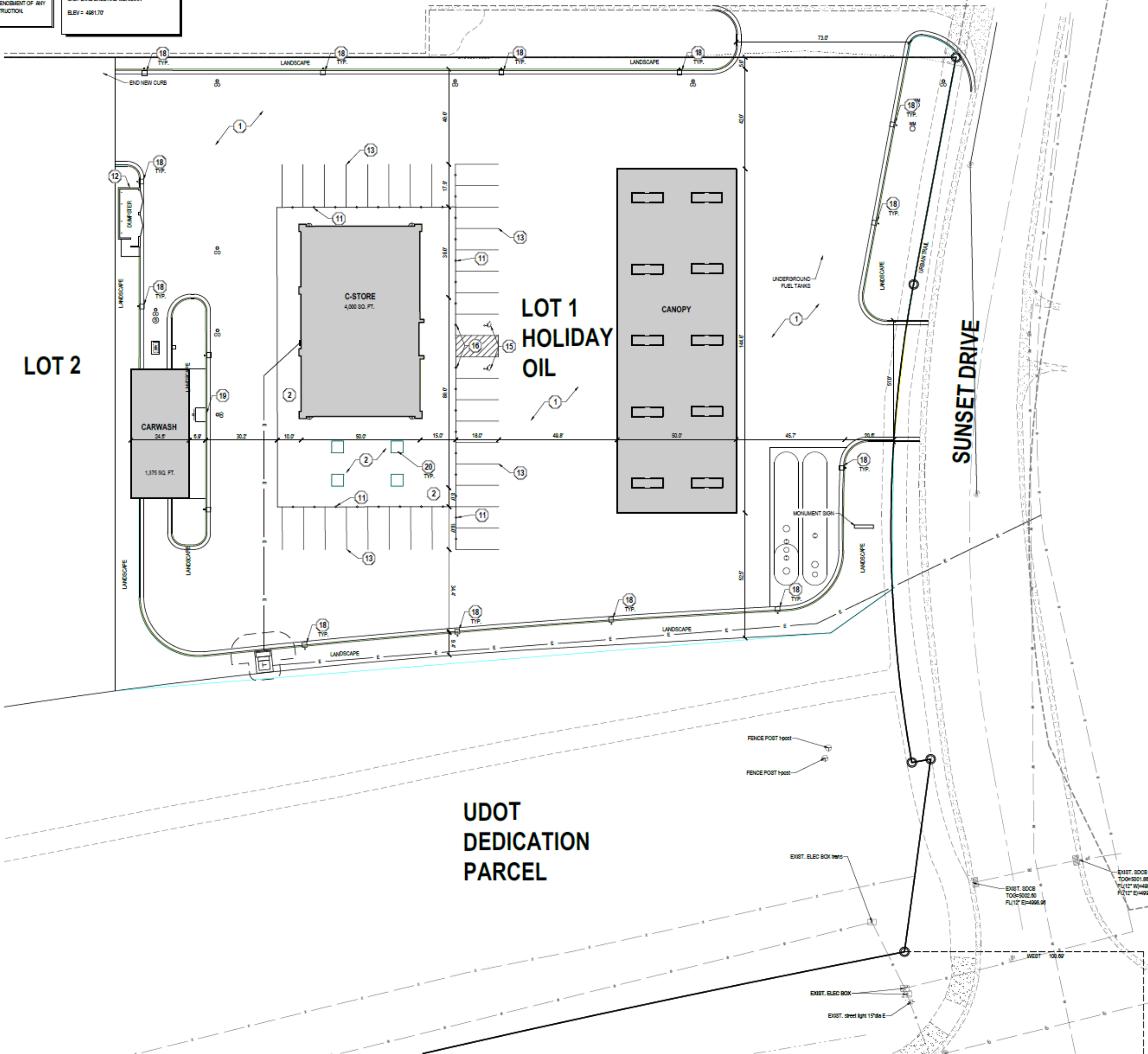
[Landscape Plan.pdf](#)

[Elevations.pdf](#)

811
Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK
SOUTHWEST CORNER OF SECTION 19,
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV = 4261.70



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE LATEST EDITION OF LEH CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
2. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
3. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOO, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
4. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
5. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
6. ONE(1) COLOR ELECTRONIC COPY OF AS-BUILT DRAWINGS, FORMATTED IN ACCORDANCE WITH SECTION 3 OF THE 2014 EDITION OF THE LEH CITY DESIGN STANDARDS, SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS, INCLUDING WATER, SEWER, STORM DRAIN AND POWER.
7. ALL CONSTRUCTION IS TO BE DONE AS PER THE LATEST EDITION OF THE LEH CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
8. PRIOR TO THE COMMENCEMENT OF ANY WORK, A PRECONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.
9. PRIOR TO CONSTRUCTION AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
10. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
11. ALL ADA ACCESSIBLE SIDEWALK WILL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE LEH CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
12. ALL DIMENSIONS FROM CURB AND GUTTER TO FACE OF CURB UNLESS NOTED OTHERWISE.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. CONCRETE PAVEMENT: 8" THICK CONCRETE WITH 6" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT AND DETAIL 1/CS.0.
2. 4" THICK CONCRETE PATIO WITH 4" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT
3. 4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231 AND SPECIFICATIONS.
4. 8" THICK CONCRETE SIDEWALK WITH 6" MINIMUM COMPACTED UNTREATED BASE COURSE PER EAGLE MOUNTAIN CITY STANDARD.
5. 24" COLLECTION CURB AND GUTTER PER APWA STANDARD PLAN NO. 205 TYPE "E" AND SPECIFICATIONS.
6. 24" REVERSE PAN CURB AND GUTTER PER DETAIL 2/CS.0.
7. TRANSITION BETWEEN COLLECTION CURB AND GUTTER AND REVERSE PAN CURB AND GUTTER.
8. SAW-CUT DRIVEWAY APPROACH PER APWA STANDARD PLAN NO. 202 AND SPECIFICATIONS.
9. PEDESTRIAN ACCESS RAMP PER APWA STANDARD PLAN NO. 235 AND SPECIFICATIONS WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 236 AND SPECIFICATIONS.
10. PEDESTRIAN ACCESS RAMP PER APWA STANDARD PLAN NO. 236 AND SPECIFICATIONS.
11. 6" BOLLARD PER DETAIL 4/CS.0.
12. DOUBLE TRASH ENCLOSURE PER DETAILS 5/1CS.0.
13. 4" WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
14. WHITE CROSSWALK MARKING PER M.U.T.C.D. STANDARD PLANS.
15. PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
16. "HANDICAP PARKING" SIGN PER M.U.T.C.D. STANDARD PLANS INSTALLED ON BUILDING. SEE DETAIL 8/CS.0.
17. BICYCLE RACK (5% OF REQUIRED CAR STALLS)
18. 20 TALL LIGHT POLE, SEE PHOTOMETRIC PLAN
19. RV DUMP STATION
20. 7' x 7' MINIMUM TREE WELL
21. 8" CONCRETE CURB PER APWA STANDARD PLAN NO. 209 TYPE "P" AND SPECIFICATIONS.

SITE SUMMARY TABLE

DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT	81,148	73%
ROOF	12,607	15%
LANDSCAPING	10,049	12%
TOTAL SITE	83,804	100%



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 801.843.3590

CEDAR CITY
Phone: 801.865.1453

RICHFIELD
Phone: 801.896.2983

WWW.ENSGNENG.COM

FOR:
HOLIDAY OIL
3115 WEST 2100 SOUTH
WEST VALLEY CITY, UTAH
CONTACT:
JERRY WAGSTAFF
PHONE: 801-200-0000

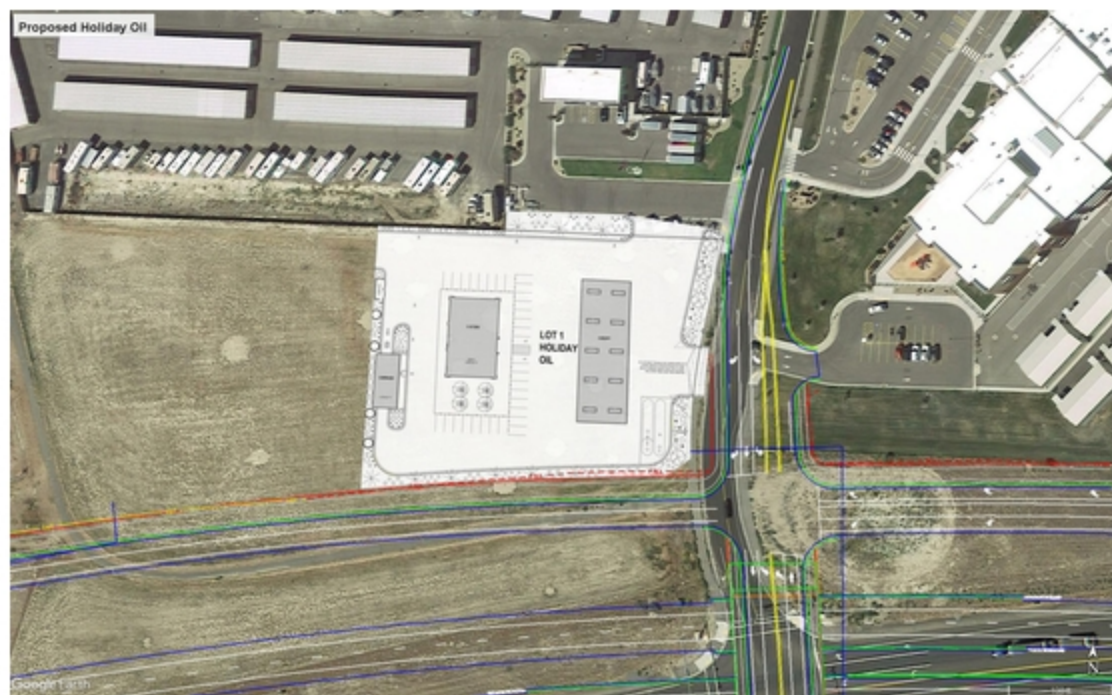
EAGLE MOUNTAIN HOLIDAY OIL

**SUNSET DRIVE AND SR-73
EAGLE MOUNTAIN, UTAH**

SITE PLAN

PROJECT NUMBER: 9129
DRAWN BY: J. SEEDALL
PROJECT MANAGER: C. DUNCAN
PRINT DATE: 11/8/19
CHECKED BY: S. PAGE
106

C1.0

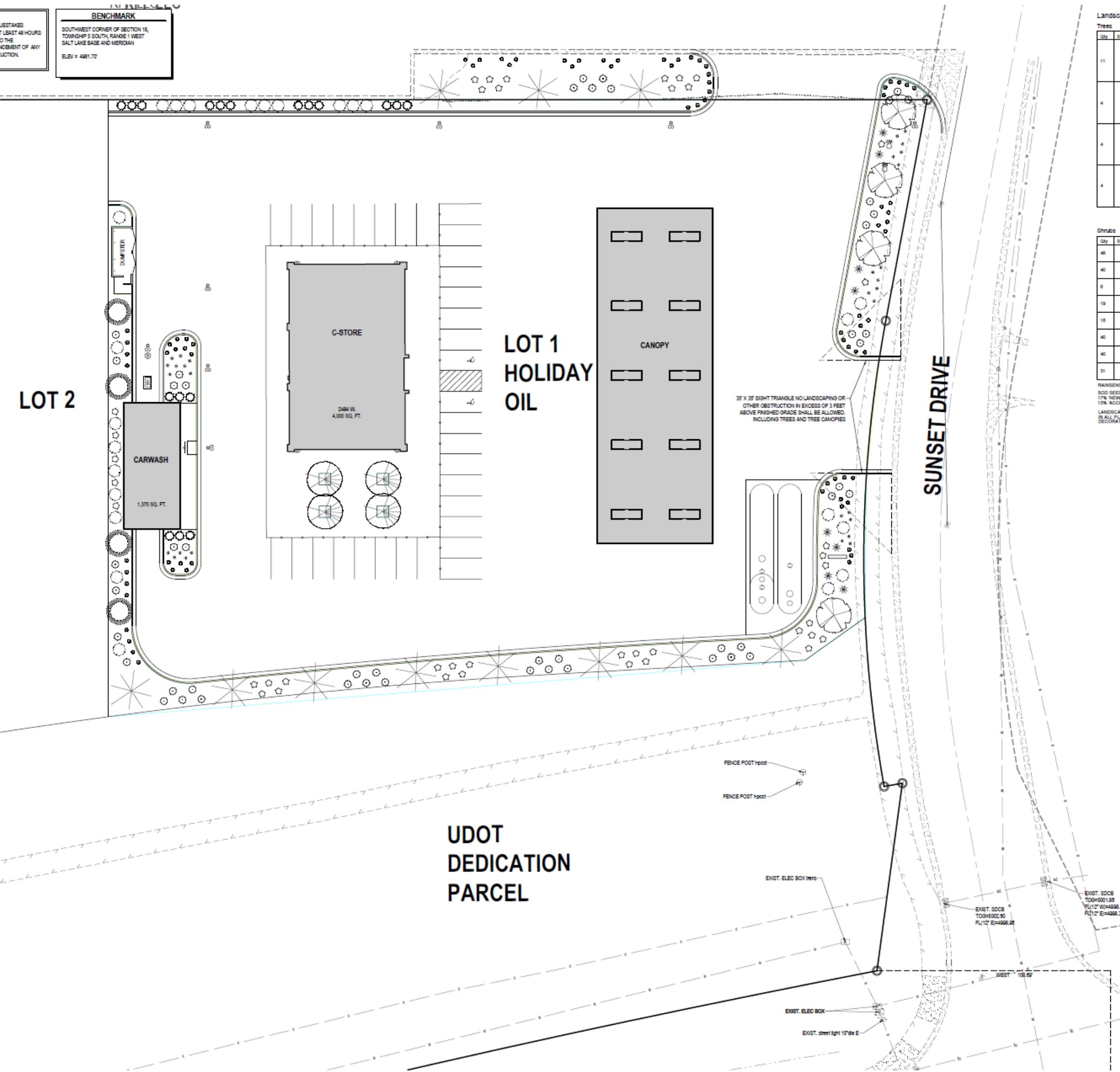


811

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

BENCHMARK

SOUTHWEST CORNER OF SECTION 18,
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV = 4261.70



Landscape

Trees

Qty	Symbol	Common Name	Botanical Name	Plant Size
11		Pine, Austrian	Pinus nigra	8' Min.
4		Blue Spruce, Hoop's	Pinus pungens 'Hoop's'	8' Min.
4		Redbud, Eastern	Cercis canadensis	2' Cal.
4		Maple, Crimson Sunset	Acer truncatum x platanoides	2' Cal.

Shrubs

Qty	Symbol	Common Name	Botanical Name	Plant Size
48		Siberian, 'Crimson Pygmy'	Siberia tatarica 'atropurpurea nana'	5 Gallon
40		Cinqfoil	Potentilla fruticosa 'Abbotswood'	5 Gallon
8		Pine, Mugo	Pinus mugo 'Compacta'	5 Gallon
19		Current, Alpine	Ribes alpinum	5 Gallon
18		Winged Euonymus	Euonymus alatus 'Globe's Compacta'	5 Gallon
40		Fountain Grass	Pennisetum setaceum	1 Gallon
40		Blue Oat Grass	Holcus setosus 'serotinus'	1 Gallon
31		Daylily	Hemerocallis	1 Gallon

RAINSENSOR SHALL BE INSTALLED AS PART OF THE IRRIGATION SYSTEM
SOD SEED MIX SHALL INCLUDE 18% BLUESTAR KENTUCKY BLUEGRASS, 18% MARQUIS KENTUCKY BLUEGRASS, 17% NEWPORT KENTUCKY BLUEGRASS, 17% TOUCHDOWN KENTUCKY BLUEGRASS, 18% APM PERENNIAL RYEGRASS, 13% ACCENT PERENNIAL RYEGRASS AT A RATE OF 220 LBS PER ACRE
LANDSCAPE NOTE: INSTALL 4" METAL EDGING WHERE SOD MEETS PLANTER BEDS
IN ALL PLANTER BED AREAS, INSTALL 4" DEEP 2"-3" NEPHI ROCK & GRAVEL, SOUTHTOWN OR EQUAL
DECORATIVE ROCK OVER WEED BARRIER, TYP.

SITE SUMMARY TABLE

DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT	81,148	73%
ROOF	12,807	15%
LANDSCAPING	10,049	12%
TOTAL SITE	83,804 1.92 ACRES	100%

NORTH

HORIZONTAL GRAPHIC SCALE
(IN FEET)
HORZ: 1 inch = 20 ft.

THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
HOLIDAY OIL
3115 WEST 2100 SOUTH
WEST VALLEY CITY, UTAH

CONTACT:
JERRY WAGSTAFF
PHONE: 801-550-0000

EAGLE MOUNTAIN HOLIDAY OIL

SUNSET DRIVE AND SR-73

EAGLE MOUNTAIN, UTAH

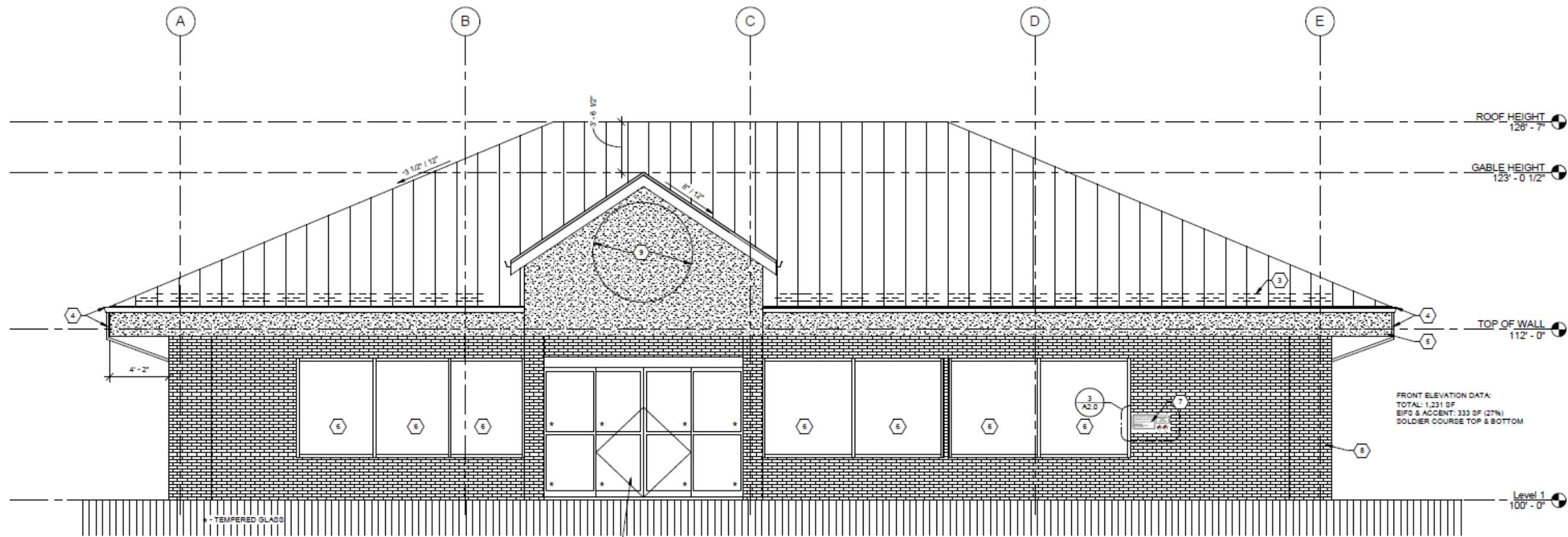
LANDSCAPE PLAN

PROJECT NUMBER: 9129
DRAWN BY: J. SEEDALL
PROJECT MANAGER: C. DUNCAN

PRINT DATE: 11/5/19
CHECKED BY: S. PAGE

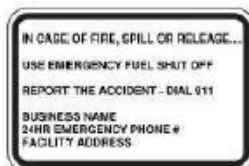
108

L-1.0



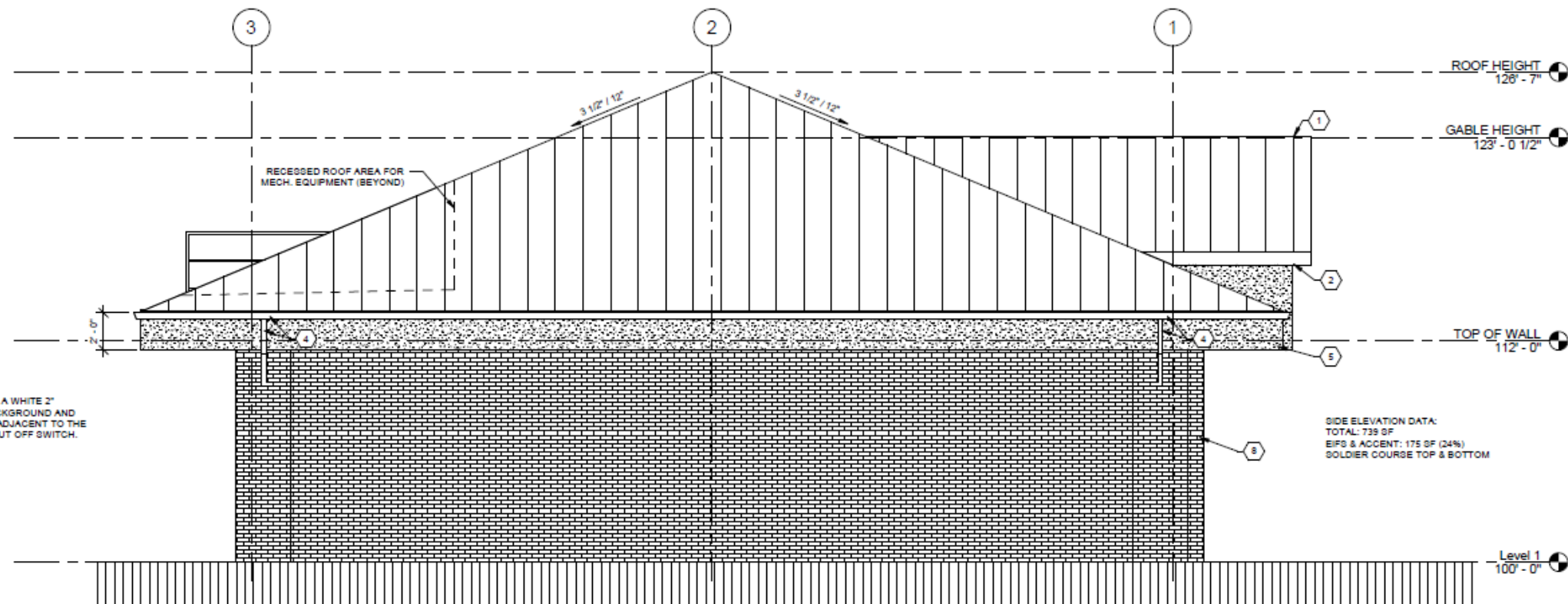
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

KEYED NOTES	
1	METAL STANDING SEAM ROOF (SCARLET RED).
2	ALUMINUM FASCIA.
3	SNOW CLIPS FRONT ONLY.
4	RAIN GUTTER w/ DRAIN SPOUT INSIDE COLUMN.
5	SYN. STUCCO ICBO #4327 OVER (2) LAYERS OF 30 MINUTE PAPER (HAWAIIAN CREAM).
6	ALUMINUM FRAME STORE FRONT WINDOWS.
7	EMERGENCY SHUT OFF.
8	BRICK "MT. RED"
9	RECESSED EIFS SIGN PANEL.
10	MAN DOOR.
11	12" TURTLE VENTS (20) REQUIRED.
12	BALLARD @ GAS METER. LOCATION TBD.



SIGNAGE SHALL HAVE A WHITE 2" LETTER ON A RED BACKGROUND AND SHALL BE INSTALLED ADJACENT TO THE EMERGENCY FUEL SHUT OFF SWITCH.

3 EMERGENCY SHUT OFF SIGN
SCALE: 3/4" = 1'-0"



2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 28, 2020**

TITLE:	JJ Ranches - Preliminary Plat - Public Hearing
ITEM TYPE:	Preliminary Plat
APPLICANT:	McNeil Engineering

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

REQUIRED FINDINGS:

16.20.030 Preliminary plat approval required.

All proposed subdivision plats must receive preliminary plat approval by the planning commission and city council prior to action on the final plat application. The approved preliminary plat vests the applicant with density for the subdivision, street configuration, and lot layouts.

16.20.050 Approval process.

Planning Commission Approval. If the proposed development complies with all applicable development requirements and utility standards for the site, is in the public interest and is fully consistent with any applicable master development plan and development agreement previously approved by the city, and the submission is complete in all respects, the planning commission shall take action on the proposed development application as allowed by this title. The planning commission may recommend approval, approval with conditions, disapproval based upon findings of facts, or table the application and request further information to resolve any issues or questions prior to approval.

BACKGROUND:

This is a preliminary plat application to create two lots on 13 acres in the Pole Canyon area. The applicant would like to divide the 13 acres in to two lots so that they, and a family member, can build individual homes.

Preliminary Plat code reference: 16.20.030 EMMC

ITEMS FOR CONSIDERATION:

RECOMMENDATION:

Possible Motion:

The following motion is provided for the Planning Commission's benefit and may be read or referenced when making a motion:

I move that the Eagle Mountain Planning Commission approve the J & J Ranches Preliminary Plat with the following conditions:

1. Any conditions the Planning Commission deems appropriate.

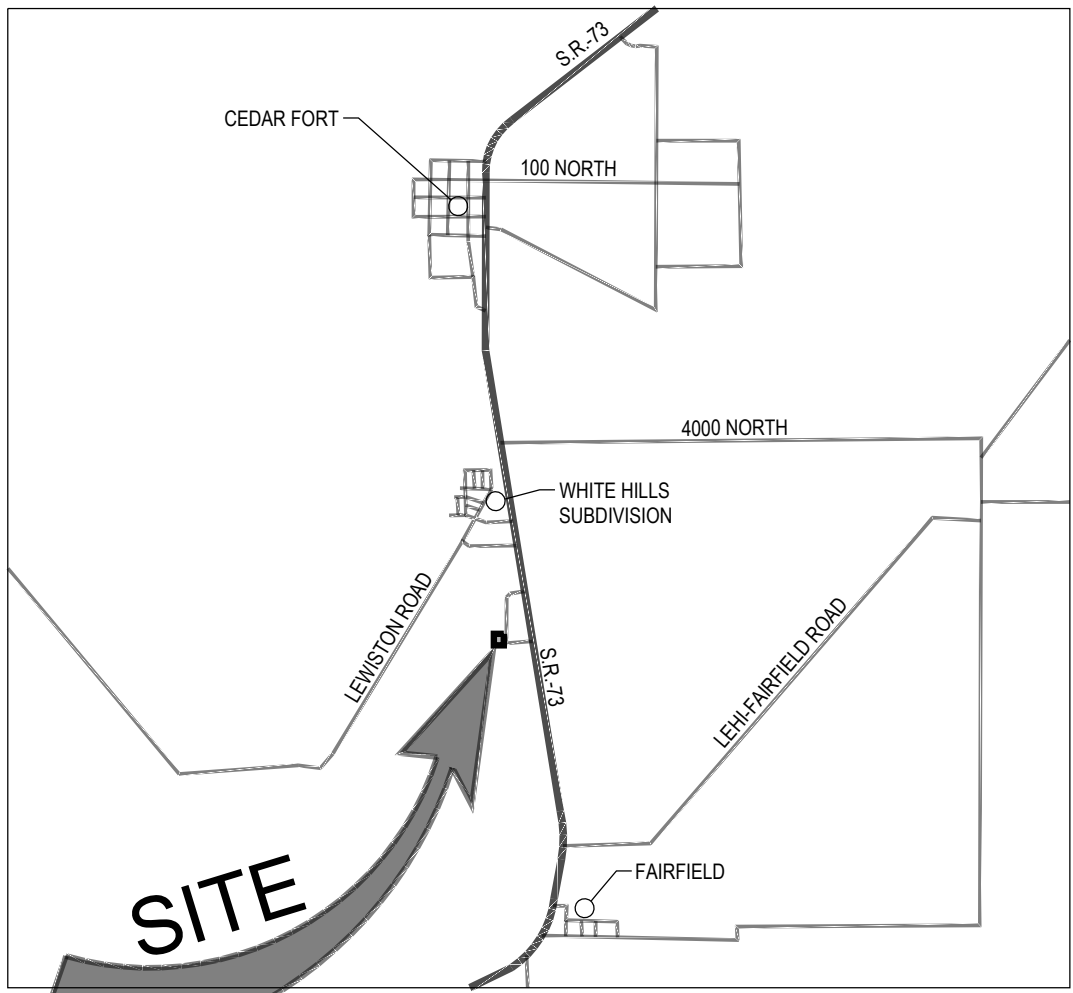
PREPARED BY:
Michael Hadley, Planning

|

Attachments:
[Preliminary Plat .pdf](#)

J & J RANCHES SUBDIVISION

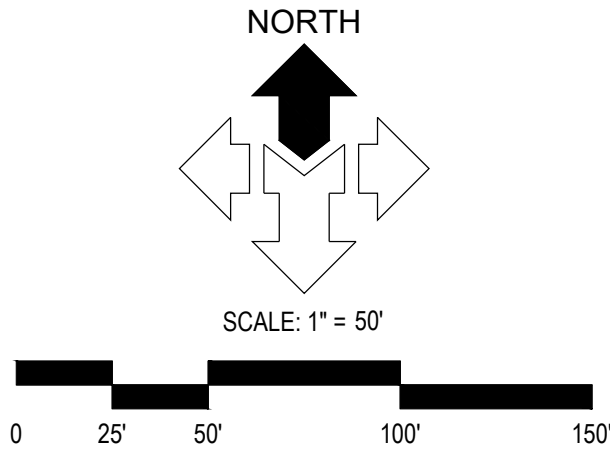
LOCATED IN THE NORTHEAST QUARTER OF SECTION 19
TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



VICINITY MAP
SCALE: 1" = 50'

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- NEW LOT LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- ADJOINING SUBDIVISION LINE
- P.U.E. (PUBLIC UTILITY EASEMENT)
- SETBACK LINE
- FOUND UTAH COUNTY SECTION CORNER
- SUBDIVISION BOUNDARY CORNER



DOMINION ENERGY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS ____ DAY OF _____, 20____ DOMINION ENERGY
BY _____
TITLE _____

ROCKY MOUNTAIN

1. PURSUANT TO UTAH CODE ANN § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN § 17-27A-603A(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE P.U.E. AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER

- (1) A RECORDED EASEMENT OR RIGHT-OF-WAY
- (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- (3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
- (4) ANY OTHER PROVISION OF LAW

ROCKY MOUNTAIN POWER HAS UNDER

DIRECT COMMUNICATIONS

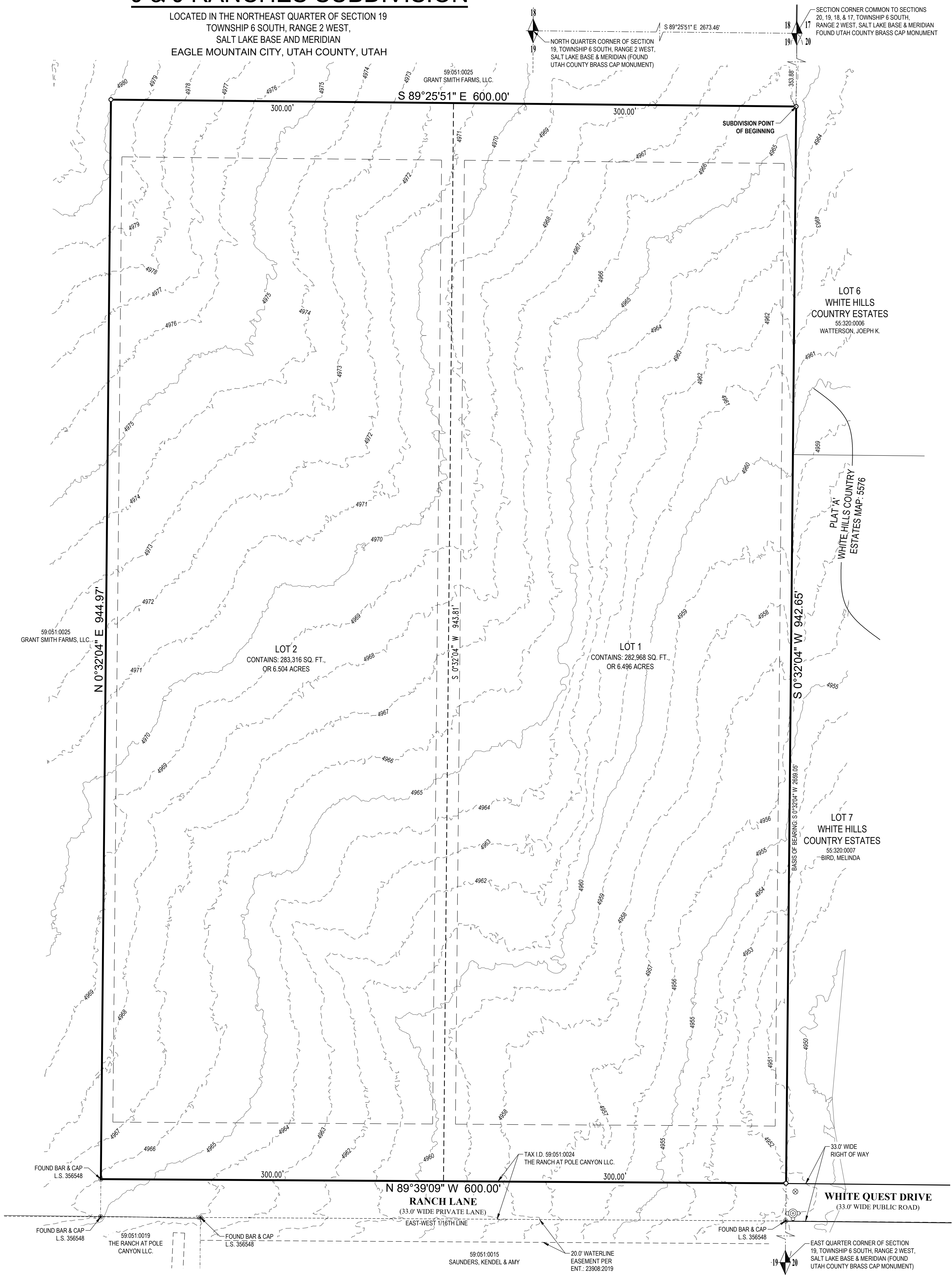
DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIES THAT IT WILL PROVIDE TELECOMMUNICATIONS SERVICES TO THIS SUBDIVISION UTILIZING THE TRENCHES PROVIDED BY THE DEVELOPER AS PER THE DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C. UTAH NO. 1 TARIFF.

DIRECT COMMUNICATIONS DATE _____

PLAT CALCULATIONS

TOTAL ACREAGE:	13.000
BUILDABLE ACREAGE:	11.23
TOTAL ACREAGE IN LOTS:	13.000
TOTAL OPEN SPACE:	NONE
TOTAL IMPROVED OPEN SPACE:	NONE
AVERAGE LOT SIZE:	6.50
LARGEST LOT SIZE:	6.504
SMALLEST LOT SIZE:	6.496
OVERALL DENSITY:	2.0 LOT PER 13 ACRES
TOTAL NUMBER OF LOTS:	2

PREPARED BY:
McNEIL ENGINEERING
Designing for the Future Since 1983™
8610 So. Sandy Parkway, Suite 200 Sandy, Utah 84070
TEL: (801) 255-7700 FAX: (801) 255-8071
E-MAIL: info@mcneileng.com WEB SITE: www.mcneil-group.com



SURVEYOR'S CERTIFICATE

I, DENNIS K. WITHERS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6135190, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER(S), I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT IN ACCORDANCE WITH STATE CODE 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS HEREAFTER TO BE KNOWN AS:

J & J RANCH SUBDIVISION

AND THAT AT THE SAME HAS BEEN CORRECTLY SURVEYED AND MARKED ON THE GROUND AS SHOWN ON THIS PLAT.

SUBDIVISION DESCRIPTION

A PARCEL OF LAND SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN EAGLE MOUNTAIN, COUNTY OF UTAH, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF THE NORTHEAST QUARTER, SAID POINT BEING SOUTH 0°32'04" WEST, ALONG THE SECTION LINE (BASIS OF BEARING), A DISTANCE OF 353.88 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 19; AND RUNNING THENCE SOUTH 0°32'04" WEST, CONTINUING ALONG SAID SECTION LINE AND THE WEST LINE OF THE WHITE HILLS COUNTRY ESTATES SUBDIVISION, A DISTANCE OF 942.65 FEET, TO THE NORTH LINE OF THAT CERTAIN BOUNDARY LINE ADJUSTMENT, RECORDED AS ENTRY NO. 238082019, THENCE NORTH 89°39'09" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 600.00 FEET, TO A CORNER THEREOF; THENCE DEPARTING SAID LINE BEARING NORTH 0°32'04" EAST, PARALLEL WITH AND 600.00 FEET PERPENDICULARLY DISTANT TO AFORESAID SECTION LINE, A DISTANCE OF 944.97 FEET; THENCE SOUTH 89°25'51" EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION, A DISTANCE OF 600.00 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 566,284 SQUARE FEET, OR 13.000 ACRES, IN TWO RESIDENTIAL LOTS.

DENNIS K. WITHERS, (SEE SEAL BELOW)
L.S. LICENSE NO. 6135190

OWNER'S CERTIFICATION AND DEDICATION

WE, THE UNDERSIGNED OWNER(S) OF ALL OF THE REAL PROPERTY DEPICTED AND DESCRIBED HEREON HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACE, EASEMENTS, AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW TO BE HEREBY DEDICATED UNDER PROVISION OF 18-9a-607, UTAH CODE, WITHOUT CONDITIONS, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH ALL STREETS, WATER SEWER, AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACE, SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF

GSFJV, LLC.

BY: JAMES E. SMITH (PRINT NAME) (SIGNATURE)

ITS: (TITLE)

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF SALT LAKE) SS
ON THIS ____ DAY OF _____ IN THE YEAR 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, THE _____ OF _____, GSFJV, LLC., PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION AND CONSENT TO RECORD REGARDING THE J & J RANCHES SUBDIVISION AND WAS SIGNED BY HIM ON BEHALF OF SAID _____, GSFJV, LLC., AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.

COMMISSION NUMBER _____
MY COMMISSION EXPIRES _____

PRINT NAME: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE OF LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF _____, A.D., 20____.

APPROVED BY MAYOR _____

APPROVED BY CITY ATTORNEY _____

APPROVED BY CITY ENGINEER: (SEE SEAL BELOW)

ATTEST: CITY RECORDER (SEE SEAL BELOW)

GENERAL NOTES:

- THE BASIS OF BEARING FOR THIS PLAT IS SOUTH 00°32'04" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, AS SHOWN HEREON.
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS TAKEN FROM ACTUAL FIELD MEASUREMENTS, UNLESS CONTAINED WITHIN PARENTHESIS INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION.
- PROPERTY CORNERS NOT FOUND WERE MONUMENTED WITH A 5/8" REBAR AND RED NYLON CAP STAMPED "MNEIL ENG.", OR A NAIL & WASHER BEARING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED HEREON.
- EXISTING EASEMENTS SHOWN ON THIS PLAT ARE BASED UPON THE COMMITMENT FOR TITLE INSURANCE PREPARED BY: UNITED WEST TITLE INSURANCE AGENCY, INC., ORDER NO.: UW-8388, WITH AN EFFECTIVE DATE OF AUGUST 2, 2018.
- THE ESTATE OR INTEREST IN THE LAND DESCRIBED ON THIS PLAT IS FEE SIMPLE AND THE TITLE THERETO IS VESTED IN: GSFJV, LLC ACCORDING TO THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE.
- STREETS ABUTTING THIS SUBDIVISION WHERE PREVIOUSLY DEDICATED PER THE WHITE HILLS COUNTRY ESTATES SUBDIVISION.

PLAT

J & J RANCHES SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19
TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN

EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
SCALE: 1" = 50 FEET

SHEET

1 OF 1

CORPORATE SEAL

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK RECORDER SEAL



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 28, 2020**

TITLE:	City Sign - Rezone - Public Hearing
ITEM TYPE:	Rezone
APPLICANT:	Eagle Mountain City

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

REQUIRED FINDINGS:

Information on rezoning of property can be found in chapter 17.90 of EMMC.

PREPARED BY:

Michael Hadley,
Planning

BACKGROUND:

Over the last few years the City has been in the process of designing a City welcome/information sign at the entrance of the City along SR 73. The sign has been approved and budgeted for by the City Council. In accordance with UDOT requirements they will only allow a sign permit in a commercial or industrial zone. The City has worked with the Ranches Golf course to identify a location for the sign and the golf course owners have given the City an easement. This application is to rezone the small piece of land where the sign will be located to comply with UDOT requirements. The property was listed as "Golf Course Open Space" in the Ranches Master Development Plan.

ITEMS FOR CONSIDERATION:

RECOMMENDATION:

Possible Motion: The following motion is provided for the Planning Commission's benefit and may be read or referenced when making a motion: I move that the Eagle Mountain Planning Commission recommend approval of the rezone for a City entrance sign to the City Council.

Attachments:

[Eagle Mountain City Rezone Support Letter January 2020.pdf](#)
[City Sign Rezone Map](#)

Regarding: The Ranches Golf Course City Sign Rezone

To whom it may concern:

We as the ownership group of Vanguard Ranches Golf Course, LLC, are in full support of the rezone of the land easement granted to Eagle Mountain City, from Vanguard Ranches Golf Course, LLC, for the City use purpose of the Eagle Mountain monument sign. We fully support the process of the City to rezone said property to commercial. After the rezone, the property will be within a Commercial Zoning District, and the City can proceed with the Eagle Mountain monument sign.

Please call me anytime if you have further questions about our support of the commercial rezone.

Thank you,



Mark Whetzel, PGA
Partner / Director of Golf
Vanguard Ranches Golf Course, LLC
801-420-2236
mark@vanguardgolf.com



Eagle Mountain City Sign Easement: Parcel 58:033:0304





**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 28, 2020**

TITLE:	2020 Meeting Schedule - Amendment to the meeting schedule.
ITEM TYPE:	Motion
APPLICANT:	Planning Commission

ACTION ITEM:

Yes

PUBLIC HEARING:

No

REQUIRED FINDINGS:

BACKGROUND:

At the request of the Planning Commission at the last meeting, this is an amendment to the Planning Commission meeting schedule for 2020 that changes the start time of the Work Session to 5:30 PM and Policy Session to 6:30 PM.

ITEMS FOR CONSIDERATION:

RECOMMENDATION:

PREPARED BY:

Michael Hadley,
Planning

Attachments:

[2020 Planning Commission Meeting Schedule.docx](#)

EAGLE MOUNTAIN PLANNING COMMISSION

2020 MEETING SCHEDULE

Eagle Mountain City Council Chambers or Conference Room

1650 East Stagecoach Run, Eagle Mountain, Utah

The Eagle Mountain Planning Commission, at its regularly scheduled meeting on December 10, 2019, adopted the following meeting schedule for 2020.

Meeting time is 5:30 pm – Work Session 6:30 pm Policy Session

January 28

February 11, 25

March 10, 24

April 14, 28

May 12, 26

June 9, 23 Primary Election

July 14, 28

August 11, 25

September 8, 22

October 13, 27

November 10, 24

December 8

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL

PLANNING COMMISSION MEETINGS

If you need a special accommodation to participate in a Planning Commission meeting, please call the Planning Department at least 3 working days prior to the meeting at 801-789-6617.



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 28, 2020**

TITLE:	Amend Eagle Mountain City Planning Commission Rules of Order and Procedure.
ITEM TYPE:	Motion
APPLICANT:	Planning Commission

ACTION ITEM:

No

PUBLIC HEARING:

No

REQUIRED FINDINGS:

BACKGROUND:

ITEMS FOR CONSIDERATION:

RECOMMENDATION:

PREPARED BY:

Michael Hadley,
Planning

Attachments:

[Planning Commission Rules of Order and Procedure - 2020 revision 1.pdf](#)

Eagle Mountain City Planning Commission
Rules of Order and Procedure

I. ORGANIZATION

- A. Appointment of Chair and Vice Chair: The Commission, at its first regular meeting in January of each year, shall elect a Chair and Vice Chair.
- B. The Chair presides at Commission meetings: The Chair shall preside at all meetings of the Commission and shall provide general direction for the meetings.
- C. Duties of the Chair:
 - 1. To conduct the meeting according to Appendix A of this document “Order of Procedures for Meetings”.
 - 2. To call the Commission to order on the day and hour scheduled and proceed with the order of business.
 - 3. To announce the business before the Commission in the order in which it is to be acted upon.
 - 4. To receive and submit in the proper manner all motions presented by the members of the Commission.
 - 5. To put to vote all questions which are properly moved, or necessarily arise in the course of proceedings and to announce the results of motions.
 - 6. To inform the Commission, when necessary, on any point of order or practice. In the course of discharge of this duty, the Chair shall have the right to call upon legal counsel for advice.
 - 7. To authenticate by signature, when necessary, or when directed by the Commission, all of the acts, findings and orders, and proceedings of the Commission.
 - 8. To maintain order at the meetings of the Commission.
 - 9. To move the agenda along, hold down redundancy by limiting time allowed for comments if necessary, set guidelines for public input, and reference handouts and procedures during meetings.
 - 10. Recognize speakers and Commissioners prior to receiving comments and presentations.
 - 11. Oversee the training of the Commissioners.
 - a) Oversee routine training on Eagle Mountain City Code.
 - b) Oversee routine training on Utah State Land Use Code.
 - c) Coordinate opportunities for all Commissioners to attend

- training conferences regionally with the Planning Director
- d) Coordinate State mandated training annually(Utah State Code 52-4-104).

D. Duties of the Vice Chair:

1. The Vice Chair, during the absence of the Chair, shall perform all the duties and functions of the Chair.

E. Temporary Chair: In the event of the absence or disability of both the Chair and Vice Chair, the Chair or Vice Chair shall designate another planning commission member to serve as Temporary Chair. In such event, the Temporary Chair shall preside at the specific meeting to which they were designated.

F. Secretary: The duties of the secretary of the Planning Commission will be carried by city staff.

G. Secretary's Duties:

1. To post public notices of regular and special Planning Commission meetings, consisting of a Quorum, 24 hours prior to the meeting.
2. To attend every session of the Commission, to record roll, to receive and bring to the attention of the Commission all messages and other communications from the public or applicant.
3. To keep the minutes of the proceedings of the Commission and to record them.
4. To keep and maintain a permanent record file of all documents and papers pertaining to the work of the Commission.
5. To ensure Commissioners receive materials pertinent to regularly scheduled Commission meetings the Friday prior to the regularly scheduled Planning Commission meetings.
6. To perform such other duties as may be necessary

II. RIGHTS AND DUTIES OF MEMBERS

A. Meeting Attendance:

1. Every member of the Commission shall attend the sessions of the Commission unless:
 - a) Duly excused.
 - b) Unable to attend because of extenuating circumstances.
2. Any member desiring to be excused shall notify the Chair at least 72 hours in advance of the meeting.
3. The Chair shall inform the Commission Members of excused absences for the record.

B. Conflict of Interest:

1. A Planning Commission Member must declare a conflict of interest on a specific matter on the agenda when required to do so by applicable law, as defined by the Utah State Code 10-3-13 and Eagle Mountain City Code 2.15.080.

C. Explaining the Vote:

1. After the vote is taken any member of the Commission desiring to explain his/her vote shall be allowed an opportunity to do so.

D. Voting when absent:

1. No member of the Commission shall be permitted to vote on any question unless the member shall be present in person or via phone or teleconference, when the vote on any question is taken and when the result is announced.
2. No member shall give his/her proxy to any other person.

E. Location of Meeting:

1. All meetings of the Commission shall be held at such place as the Commission designates.
 - a) A meeting having been convened at the place designated, may be adjourned by the Commission to any other place within the Eagle Mountain City for the sole purpose of investigating some particular matter of business which may be more conveniently investigated at such other place, or may be adjourned to any other room more convenient for conducting the business of the Commission, so long as proper notice of the meeting location is posted for the general public.

F. Regular Meetings:

1. Time for Notice: Regular meetings of the Commission shall be held on the second and fourth Tuesday of the month at 6:30 p.m. for the regular policy session.
2. Work sessions will be held prior to the policy session at 5:30pm
 - a) Field Trips- When this occurs the Chair will instruct the Secretary to notice and identify the time and place of the field trip on the agenda.

G. Special Meetings:

1. The Secretary shall give public notice of the time and purpose of every special meeting of the Commission at least 24 hours prior to such meeting.

H. Meetings Matters to be Considered:

1. Other business items pertaining to the affairs of the Eagle Mountain City Planning Commission and within the authority and jurisdiction

of the Commission may be considered and acted upon at any regular meeting of the Commission.

I. What constitutes a Quorum:

1. Three members of the Commission shall constitute a quorum for the transaction of business.
2. Any member disqualified because of a conflict of interest shall not be considered when determining whether a quorum is constituted.
3. Members abstaining from a vote, however, shall count toward consideration of a quorum.
4. Except as otherwise specifically provided in these rules, a majority vote of the Commission members present at a meeting shall be required and shall be sufficient to transact any business before the Commission.

J. Ratification of Actions Due to lack of Quorum:

1. All actions taken in the absence of a quorum will require ratification of a quorum later in the meeting or at the next meeting attended by a quorum.

III. PROCEDURE - ORDER OF BUSINESS

A. Rules:

1. Meetings will follow the attached Order of Procedure for Meetings (Appendix A)

B. Order of business

1. Work Session.

- a) Training
- b) Review of Code requested by commission
- c) Review of General Plan (Specified by members of the commission or staff)
- d) Planning Staff items for consideration

2. Field trips:

- a) On occasions when site inspections are deemed advisable, field trips shall be held prior to the Planning Commission meetings
- b) The time of the field trips to be posted on the agenda.
- c) The public shall be allowed at the sites of the field trip but are encouraged to present their case at the Planning Commission meeting, not during the field trip.
- d) Field trips shall be for the purpose of gathering information, asking questions, not for discussing decisions.

3. Policy Session: The order of business shall be as follows for policy session:
 - a) Pledge of Allegiance.
 - b) Declaration of conflicts of interest.
 - c) Approval of minutes.
 - d) Planning Department report. This report shall contain the following information:
 - (1) Updated status of any previously requested help with Planning Commission business.
 - (2) Update of City Council decisions on Planning Commission recommendations.
 - e) Agenda items (Public Hearing items Schedule First).
 - f) General Discussion/Questions/Announcements.
 - g) Adjournment.

C. Agenda for Meetings:

1. The Chair presides in the preparation of the agenda for the Planning Commission meeting.
2. Two members of the Planning Commission may request an item to be added to the agenda by:
 - a) Sending a request by email or in writing to the Planning Director prior to the Wednesday before the next Planning Commission meeting
3. The Chair, with the assistance of the Planning Director (EMMC 17.15.020(D)), will prepare the agenda items including:
 - a) Site Plan review (EMMC 17.100).
 - b) Rezone requests with all application requirements (EMMC 17.90).
 - c) Variances. (EMMC 17.15.040(G), UC 10-9a-702).
 - d) All Conditional Use Permits. (EMMC 17.95).
 - e) Petitions for exceptions to the standards in EMMC 17.65.050 requiring Planning Commission approval before the license may be issued or renewed.
 - f) Any home business currently in operation that constitutes a nuisance may also be required to go before the Planning Commission for continued use of the license and operation of the business. (EMMC 17.65.050).
 - g) Appeals of aggrieved applicants for home businesses
 - (1) Applicants may appeal the decision of the license official, or designee to the Planning Commission

within 10 days of the announced decision. (EMMC 17.165.100).

- h) Accessory Apartment Approval. (EMMC 17.70).
- i) Development or operation of group day care or preschool center approval. (EMMC 17.75.050).
- j) Review Temporary Commercial Uses (EMMC 17.75.100).
 - (1) As part of approval of temporary commercial, the Planning Commission may review length of time requested for the use to be conducted, proposed hours of operation, anticipated parking needs, traffic circulation or impacts on surrounding streets and neighborhoods, or any other regulation or condition necessary for the preservation of the public health, safety, and welfare.
- k) Review of ancillary structures whose height is proposed to extend more than 10 feet above the primary structure. (EMMC 17.25.110(F)).
- l) Code amendment recommendations (EMMC 17.05.120).
- m) General plan or comprehensive general plan amendments (UC 10-9a-403(1)).

n) Appeal authority as designated in (17.05.190 Tables)

D. Agenda Deadline: Requests for Planning Commission consideration must be properly presented by meeting the following criteria:

- 1. Paying fees.
- 2. Applications and petitions filed to the Planning Department in the time period as required by the Development Code.
- 3. A complete application consists of all elements of EMMC 16.20.040, 17.60.050, 17.100.70, 17.95.040(where applicable).
- 4. Corrections or amendments for submitted applications must be delivered to the Planning Department on the Wednesday prior to the next regularly scheduled Planning Commission meeting by noon.

E. Staff Report: All issues presented to the Planning Commission for their consideration shall be accompanied by a staff report detailing:

- 1. Overview of Application.
- 2. Background, if any, of previous applications and vested rights.
- 3. Analysis of compliance with all applicable code.
- 4. Staff recommendations based on applicable code and General plan
 - a) Shall address the applicant's compliance with the standards and requirements of the Development Code, City's

Construction Specifications and General plan.

5. Recommended motion which shall include findings of fact and conditions for approval that mitigate any code violations.
6. How the application fits within the guidelines of the applicable master development plan and/or master development agreement, where applicable.
7. Staff reports shall be as concise as possible while allowing for adequate coverage of the subject matter and shall be made available to anyone requesting a copy of the staff report.
8. Copies of staff reports and other pertinent materials including applicable Master Development Agreements and Master Development Plans shall be made available to the Planning Commission members the Friday prior to regularly scheduled Planning Commission meetings.

F. Notification of Public Hearings:

1. Notices of all items scheduled for Planning Commission informal hearings shall be mailed to the appropriate parties as required by the Development Code.
2. Anyone wishing to receive notice of Planning Commission meeting agendas may go to the public meeting notice website www.utah.gov/pmn.
3. Persons who wish to have copies of minutes and/or staff reports may request them by contacting the Secretary.

IV. PROCEDURE - ORDER AND DECORUM

A. Order of Consideration of Items: The following procedure will normally be observed, however, it may be rearranged by the Chair for individual items if necessary for the expeditious conduct of business:

1. Item introduction by the Chair.
2. Staff presentation and recommendation.
3. Developer/Applicant presentation of proposal (10 min. max.).
4. Opening of the public portion of hearings.
5. Public Comment:
 - a) Timed by Secretary or a staff member assigned by the Chair.
 - b) 3 min. max. per person.
 - c) 5 min. max. for individuals representing a group.
6. Public hearing closed.
7. Developer response to public questions by invitation of the Chair.

8. Planning Commission discussion.
9. Motions entertained:
 - a) A motion is presented by a member of the Commission and can be:
 - (1) Have no action taken.
 - (2) Postponed Indefinitely by another member of the Commission (See Order of Procedure for meetings basic element 2).
 - (3) Seconded by another member of the Commission.
10. Motion discussion.
11. Vote.
 - a) The discussion is closed to staff, the petitioner and public unless the Planning Commission requests additional information of any of these individuals.
 - (1) If additional information is required of the public, the public portion of the meetings may be reopened by a majority vote.
 - (2) If a member would like to ask further questions of the petitioner, the Chair may invite the applicant back to the lectern.
 - (3) Any questions of staff during this time may be done by requesting the time from the Chair.
 - b) Chair may outline possible actions:
 - (1) Approval.
 - (2) Denial.
 - (3) Continuation (Table).
 - (4) Approval with conditions.

V. PROCEDURE - MOTIONS

A. Making motions:

1. Motions to follow the Order of Procedure for Meetings (Appendix A).
2. The motion may refer to the staff report for recommended conditions.

VI. PROCEDURES DEBATE

- ### **A. Interruptions and Questions:** No member of the Commission shall interrupt or question another member in debate without obtaining the Commissioner's consent, and to obtain such consent, shall first address the Chair.

VII. PROCEDURES - VOTING

- A. Changing a vote:
 - 1. No member shall be permitted to change their vote after the decision is announced by the Chair.
- B. Conflict of Interest/Disqualification (Utah State Code 10-3-13 and Eagle Mountain City Code ~~2.15.080~~ **1.15.020, 1.15.040**):
 - 1. Any member declaring a conflict of interest shall be disqualified and shall leave the room and not participate in the discussion and vote pertaining to that particular matter.
 - a) **If a member is acting in the capacity of an applicant, the member will not sit at the dais and will not perform their duties as a planning commissioner, for that specific application**
 - 2. Member that has declared a conflict of interest is not present nor votes.
- C. Abstention:
 - 1. Any member abstaining from a vote may remain seated at the table and participate in the discussion.
 - 2. Reasons for abstention must be stated at the time of the abstention and such reason shall not be considered a conflict of interest.

VIII. PROCEDURES - SUSPENSION OF RULES

- A. Suspension or alteration of rules:
 - 1. No standing rules of the commission shall be altered, amended, suspended or rescinded without the vote of a majority of all members of the Commission.
- B. Amendment of Rules of Procedure: These rules of procedure may be amended at any meeting of the Planning Commission where:
 - 1. A motion has been made by a member of the planning commission
 - 2. The motion has been seconded
 - 3. A majority vote of all planning commissioners is required for the motion to pass

IX. RECORDING OF RULES

- A. These rules, bylaws, policies and all subsequent amendments shall be
 - 1. Recorded by the Secretary.
 - 2. Included in the Planning Commission's Handbook.
 - 3. Copies shall be furnished to each member of the Commission.

Signature of Chair
Eagle Mountain Planning Commission

Signature of Vice Chair
Eagle Mountain Planning Commission

APPENDIX A

Order of Procedure for Meetings

Here are the basic elements of the procedure to be used in planning commission meetings:

1. **Motion:** To introduce a new piece of business or propose a decision or action, a motion must be made by a group member ("I move that.....") A second motion must then also be made (raise your hand and say, "I second it.") After limited discussion the group then votes on the motion. A majority vote is required for the motion to pass (or quorum as specified in your bylaws.)
2. **Postpone Indefinitely:** This tactic is used to kill a motion. When passed, the motion cannot be reintroduced at that meeting. It may be brought up again at a later date. This is made as a motion ("I move to postpone indefinitely..."). A second is required. A majority vote is required to postpone the motion under consideration.
3. **Amend:** This is the process used to change a motion under consideration. Perhaps you like the idea proposed but not exactly as offered. Raise your hand and make the following motion: "I move to amend the motion on the floor." This also requires a second. After the motion to amend is seconded, a majority vote is needed to decide whether the amendment is accepted. Then a vote is taken on the amended motion. In some organizations, a "friendly amendment" is made. If the person who made the original motion agrees with the suggested changes, the amended motion may be voted on without a separate vote to approve the amendment.
4. **Commit:** This is used to place a motion in committee. It requires a second. A majority vote must rule to carry it. At the next meeting the committee is required to prepare a report on the motion committed. If an appropriate committee exists, the motion goes to that committee. If not, a new committee is established.
5. **Question:** To end a debate immediately, the question is called (say "I call the question") and needs a second. A vote is held immediately (no further discussion is allowed). A two-thirds vote is required for passage. If it is passed, the motion on the floor is voted on immediately.
6. **Table:** To table a discussion is to lay aside the business at hand in such a manner that it will be considered later in the meeting or at another time ("I make a motion to table this discussion until the next meeting. In the meantime, we will get more

information so we can better discuss the issue.") A second is needed and a majority vote required to table the item being discussed.

7. **Adjourn:** A motion is made to end the meeting. A second motion is required. A majority vote is then required for the meeting to be adjourned (ended).

Note: If more than one motion is proposed, the most recent takes precedence over the ones preceding it. For example if #6, a motion to table the discussion, is proposed, it must be voted on before #3, a motion to amend, can be decided.

In a smaller meeting, like a committee or board meeting, often only four motions are used:

- To introduce (motion.)
- To change a motion (amend.)
- To adopt (accept a report without discussion.)
- To adjourn (end the meeting.)

Remember, these processes are designed to ensure that everyone has a chance to participate and to share ideas in an orderly manner. Order of Procedure should not be used to prevent discussion of important issues.

Tips in Order of Procedure

The following summary will help you determine when to use the actions described in Order of Procedure

- **A main motion must be moved, seconded, and stated by the chair before it can be discussed.**
- **If you want to move, second, or speak to a motion,** address the chair.
- **If you approve the motion as is,** vote for it.
- **If you disapprove of the motion,** vote against it.
- **If you approve of the idea of the motion but want to change it,** amend it or submit a substitute for it.
- **If you want advice or information to help you make your decision,** move to refer the motion to an appropriate quorum or committee with instructions to report back.
- **If you feel that the pending question(s) should be delayed so more urgent business can be considered,** move to lay the motion on the table.
- **If you want time to think the motion over,** move that consideration be deferred to a certain time.
- **If you think that further discussion is unnecessary,** move the previous question.
- **If you do not agree with a decision rendered by the chair,** appeal the decision to the commission.
- **If you think that a matter introduced is not germane to the matter at hand,** a point of order may be raised.
- **If you think that too much time is being consumed by speakers,** you can move a time limit on such speeches.
- **If a motion has several parts, and you wish to vote differently on these parts,** move to divide the motion.

Order of Procedure at a glance

TO DO THIS	YOU SAY THIS	MAY YOU INTERRUPT SPEAKER	MUST YOU BE SECONDED	IS MOTION DEBATABLE	WHAT VOTE REQUIRED
Adjourn meeting•	I move that we adjourn	No	Yes	No	Majority
Recess meeting	I move that we recess until ...	No	Yes	No	Majority
Complain about noise, room temperature etc. •	Point of privilege	Yes	No	No	No vote
Suspend further consideration of something•	I move we table it	No	Yes	No	Majority
End debate	I move the previous question	No	Yes	No	Majority
Postpone consideration of something	I move we postpone this matter until...	No	Yes	Yes	Majority
Have something studied further	I move we refer this matter to committee	No	Yes	Yes	Majority
Amend a motion	I move this motion be amended by...	No	Yes	Yes	Majority
Introduce business (a primary motion)	I move that...	No	Yes	Yes	Majority
Object to procedure or personal affront	Point of order	Yes	No	No	No vote, Chair decides
Request information	Point of information	Yes	No	No	No vote
Take up a matter previously tabled	I move to take from the table	No	Yes	No	Majority
Reconsider something already disposed of•	I move we reconsider our action relative to...	Yes	Yes	Yes	Majority
Consider something already out of its schedule*	I move we suspend the rules and consider...	No	Yes	No	Majority
Vote on a ruling by the Chair	I appeal the Chair's decision	Yes	Yes	Yes	Majority

*Not amendable

IN THE MEETING

TO INTRODUCE A MOTION:

Wait when no one else has the floor.

Address the Chair by the proper title.

Wait until the chair recognizes you.

- Now that you have the floor and can proceed with your motion say "I move that...", state your motion clearly.
- Another member may second your motion. A second merely implies that the seconder agrees that the motion should come before the commission and not that he/she is in favor of the motion.
- If there is no second, the Chair says, "The motion is not before you at this time." The motion is not lost, as there has been no vote taken.
- If there is a second, the Chair states the question by saying "It has been moved and seconded that ... (state the motion). . . , is there any discussion?"

DEBATE OR DISCUSSING THE MOTION:

- The member who made the motion is entitled to speak first.
- Every member has the right to speak in debate.
- The Chair should alternate between those "for" the motion and those "against" the motion.
- The discussion should be related to the pending motion.
- Avoid using a person's name in debate.
- All questions should be directed to the Chair.
- Unless there is a special rule providing otherwise, a member is limited to speak once to a motion.
- Asking a question or a brief suggestion is not counted in debate.
- A person may speak a second time in debate with the commission's permission.

VOTING ON A MOTION:

- Before a vote is taken, the Chair puts the question by saying "Those in favor of the motion that ... (repeat the motion)... say "Aye." Those opposed say "No." Wait, then say "The motion is carried," or "The motion is lost."
- If a member is in doubt about the vote, he may call out "division." A division is a demand for a standing vote.
- A majority vote is more than half of the votes cast by persons legally entitled to vote.
- A tie vote is a lost vote, since it is not a majority.